First Title & Escrow Co., Inc.
File Box # 9-B
File # 13210

BOOK 9750 PG 721

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $597,000.00.<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 27th day of July, 1995.<br><br>Notary Public<br><br>My Commission Expires: 4/24/96 |

**Address New Owners As Follows:** Mark C. Adams and wife, Nell E. Adams, 3405 Valley Brook Road, Nashville, TN 37215

**Send Tax Bills To:** First Republic Mortgage, 6012 Wilmington Pike, Dayton, Ohio 45459

**Map-Parcel Number:** 117-9-50

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. WILFORD FUQUA AND WIFE, CATHEY O. FUQUA,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK C. ADAMS AND WIFE, NELL E. ADAMS** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, beling Lot No. 6 of Block 8, on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.
Said Lot No. 6 fronts 208.6 feet on the westerly side of Valley Brook Road and runs back 266.3 feet on the northerly line and 336.7 feet on the southerly line to a dead line, measuring 135 feet thereon.

Being the same property conveyed to L. Wilford Fuqua and wife, Cathey O. Fuqua by deed form William T. Stumb and wife, Betty Ann W. Stumb of record in Book 5014, page 712, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 29, Register's Office for said County.

This is improved property known as 3405 Valley Brook Road, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this 27th day of July, 1995.

L. Wilford Fuqua
L. Wilford Fuqua

By: Cathey O. Fuqua, Attorney-in-fact
Cathey O. Fuqua, Attorney-in-fact

Cathey O. Fuqua
Cathey O. Fuqua

FELIX E. LESTER, JR. REGISTER
DAVIDSON COUNTY, TN.
95 AUG -3 AM 9:46

IDENTIF. & REFERENCE
0085543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHEY O. FUQUA**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT** of the maker and is authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 27th day of July, 1995.

Notary Public

FELIX E. LESTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHEY O. FUQUA,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of July, 1995.

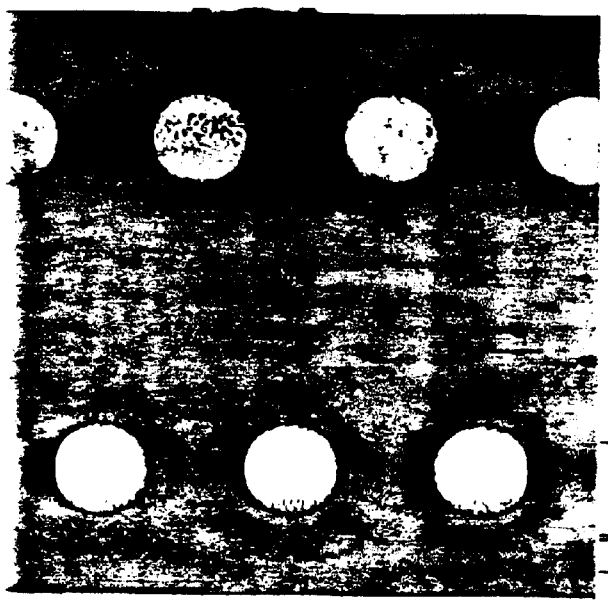
Notary Public

FELIX E. LESTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/20/96

95 AUG 03 0101 03CHECK 22.00

0020707.01



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

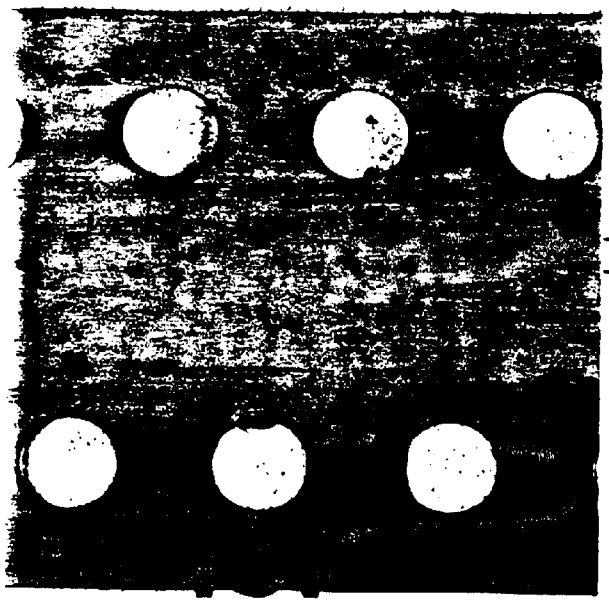
RECEIVED OF _____

FOR _____

BOOK 9750 PG 723

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 597000.00
CON TX 2208.90
PRFEE 1.00
MDEED 8.00
TOTAL 2217.90
CHECK 2217.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 09:46 0001 8173

0085543
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937202