Box 38 P5

0180420

IDENTIF. → REFERENCE

96 MAY -9 PM 4:13

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
James C. Stanley, Esq.
25th Floor, 511 Union Street
Nashville City Center
Nashville, Tennessee 37219

BK/ 10045 PG 927

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander S. Fuqua, et al. 809 Lynnbrook Road Nashville, TN 37215	New Owners	104-12; 3

WHEREAS, Leila Harwell Fuqua, a resident of Davidson County, Tennessee, died on December 10, 1994, owning a one-half (½) undivided interest in certain real estate described on the attached Exhibit A; and

WHEREAS, Knox H. Fuqua, Vincent S. Fuqua, and Alexander S. Fuqua were appointed Administrators C.T.A. of the Estate of Leila Harwell Fuqua, deceased, by the Probate Court of Davidson County, Tennessee; and

WHEREAS, the Administrators C.T.A. are desirous of distributing the Estate's interest in the real estate described on the attached Exhibit A in accordance with the Last Will and Testament of Leila Harwell Fuqua, as admitted to probate, to the persons entitled to receive it:

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Knox H. Fuqua, Vincent S. Fuqua, and Alexander S. Fuqua, Administrators C.T.A. of the Estate of Leila Harwell Fuqua, deceased, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey any and all of her one-half (½) undivided interest in certain property in Davidson County, Tennessee, as described on the attached Exhibit A, the terms of which are hereby incorporated herein by reference as fully as set forth verbatim herein, to Knox H. Fuqua, Vincent S. Fuqua, and Alexander S. Fuqua, individually, in equal shares.

This conveyance is made subject to such matters affecting it as may appear of record.

This is improved property located at:

1803-1805 21st Avenue, South, Nashville, Tennessee

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of December ~~November~~, 1995.

THE ESTATE OF LEILA H. FUQUA

BY: _____
ALEXANDER S. FUQUA
Administrator C.T.A.

BY: _____
VINCENT S. FUQUA
Administrator C.T.A.

BY: _____
KNOX H. FUQUA
Administrator C.T.A.

* * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the said County and State aforesaid, personally appeared Alexander S. Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Administrator C.T.A. of the Estate of Leila H. Fuqua, the within named bargainor, a decedent's estate, and that he, as such Administrator C.T.A., executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Administrator C.T.A.

Witness my hand and seal at Nashville, Tennessee, this 22 day of December ~~November~~, 1995.

_____
Notary Public

My Commission Expires:
March 22, 1997

* * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the said County and State aforesaid, personally appeared Vincent S. Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Administrator C.T.A. of the Estate of Leila H. Fuqua, the within named bargainor, a decedent's estate, and that he, as such Administrator C.T.A., executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Administrator C.T.A.

Witness my hand and seal at Nashville, Tennessee, this 21st day of ~~November~~ December, 1995.

Kathleen Dangly
Notary Public

My Commission Expires:
10-13-97

* * * * *

STATE OF ~~TENNESSEE~~ West Virginia)
)
COUNTY OF ~~DAVIDSON~~ Kanawha)

Before me, the undersigned Notary Public, in and for the said County and State aforesaid, personally appeared Knox H. Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Administrator C.T.A. of the Estate of Leila H. Fuqua, the within named bargainor, a decedent's estate, and that he, as such Administrator C.T.A., executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Administrator C.T.A.

Witness my hand and seal at Nashville, Tennessee, this 4th day of ~~November~~ December, 1995.

Rosa L. Moss
Notary Public

My Commission Expires:
September 5, 2006.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
ROSA L. MOSS
SPILMAN, THOMAS & BATTLE
P. O. BOX 273
CHARLESTON, WV 25321-0273
My Commission Expires Sept. 5, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10045 PG 930

The actual consideration for this transfer of property is good and valuable consideration, but no monetary consideration.

Affiant

Sworn to and subscribed before me this the 22 day of ~~November~~ December, 1995

Notary Public

My Commission Expires: 3-22-97

[redacted]

95-0 10 07 0101 030-EDM 20.00

EXHIBIT "A"

BOOK 10045 PG 931

TRACT II: 1803-1805 21st Avenue, South, Nashville, Tennessee

Map 104-12; Parcel 3:

Land in Davidson County, Tennessee, being a part of the Old Tollgate Lot, shown on the Plan of Edward C. Scruggs' Subdivision of certain lots of Burch Orchard and Read Tracts, as of record in Book 57, page 114, Register's Office for said County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated July 25, 1950, as follows:

Beginning at a point in the westerly margin of 21st Avenue, South, or Hillsboro Pike, as now widened, and located 50 feet south of the south margin of Belcourt Avenue, as widened and located; thence westwardly along a line 50 feet southerly from and parallel to the southerly margin of Belcourt Avenue, as now widened and located 126.5 feet to a point; thence southwardly with a line 126.5 feet westerly from and parallel to the westerly margin of 21st Avenue South, or Hillsboro Pike, 88 feet to the north margin of an alley; thence with the margin of the same easterly 126.5 feet to the westerly margin of 21st Avenue. South, thence with the margin of the same, northerly 88 feet to the beginning.

Being the same property conveyed to Evalina Harwell Andrews, Co-Trustee and Leila H. Fuqua by deed from First American National Bank of Nashville, Trustee, of record at Book 4446, page 953, Register's Office for Davidson County, Tennessee.