BOOK 10064 PG 926

40-A

Prepared by:
L. Wayne Boman
Attorney at Law
P.O. Box 1247
Shelbyville, Tn. 37160

96 MAY 29 PM 3:35
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0186390
IDENTIF. & REFERENCE

WARRANTY DEED

FROM: FRED T. FUGITT

TO: LYNETTE P. FUGITT

PROPERTY LOCATED:

DAVIDSON COUNTY, TENNESSEE

PROPERTY OWNER:
SEND TAX BILL TO:

The information in this Deed was provided by Grantor or his/her agent.

NAME AND ADDRESS OF MORTGAGEE:

MAP 61-11

PARCEL 163

WARRANTY DEED

6643 05/29 0101 03CHECK 46.30

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including my love and affection for my mother, the receipt of all of which are hereby acknowledged, I, FRED T. FUGITT, have this day bargained and sold, and do by these presents sell, transfer and convey unto LYNETTE P. FUGITT, her heirs, successors and assigns, my one-half (½) undivided interest in a certain tract or parcel of real estate lying and being located in the Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.
Said Lot No. 19 fronts 100 feet 2 inches on the northerly side of Maplewood Avenue, and runs back between lines, 207 feet on the easterly line and 212.75 feet on the westerly line to a dead line on which it measures 100 feet.

Being the same property conveyed to Albert T. Fugitt recorded in Deed Book 4127, page 615, Register's Office of Davidson County, Tennessee. See also deed book 1110, page 299, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any easements or other recorded encumberances applicable to said property.

By way of recital: Albert T. Fugitt died intestate in 1977 survived by his wife, Lynette P. Fugitt and his son, Fred T. Fugitt. Fred T. Fugitt conveys his interest in this property herein which interest he received by intestate succession.

TO HAVE AND TO HOLD said one-half undivided interest in said land to the said LYNETTE P. FUGITT, her heirs, successors and assigns forever.

I COVENANT that I am lawfully seized and possessed of said one-half (½) undivided interest in said land; that I have a good and legal right to sell and convey the same; and that it is free and unencumbered.

I FURTHER COVENANT AND BIND myself, my representatives and assigns, to forever warrant and defend the title to the said one-half (½) undivided interest in said land to the said LYNETTE P. FUGITT, her heirs, successors and assigns, against the lawful claims and demands of all persons, whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN R

BOOK 10064 PG 928

Witness my signature this the 24th day of May, 1996.

Fred T. Fugitt
FRED T. FUGITT

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of May, 1996, before me personally appeared FRED T. FUGITT to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that said instrument was executed as a free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of May, 1996.

Notary Public: Anna Z. Ringemann

My Commission Expires: My Commission Expires JULY 27, 1996

FORM FOR OATH

I OR WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $9,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

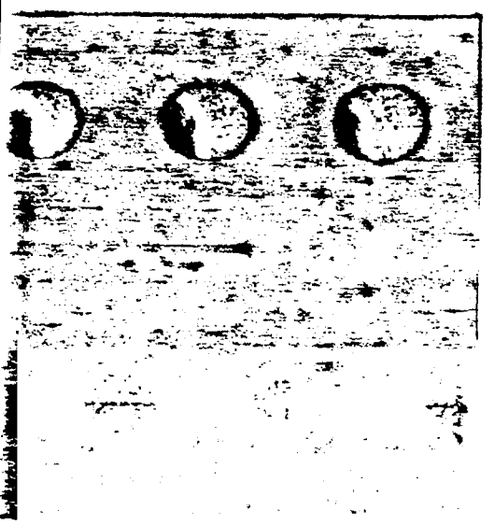
Fred T. Fugitt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF May, 1996

Anna Z. Ringemann
NOTARY PUBLIC OR REGISTER

My Commission Expires JULY 27, 1996





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10064 PG 929

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	9000.00
CON TX	33.30
PRFEE	1.00
WDEED	12.00
TOTAL	46.30
CHECK	46.30

05/29/96 01 15:38 0001 6643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186390
IDENTIF. ↑ REFERENCE

96 MAY 29 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044553