BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. **Affiant** Subscribed and sworn to before me, this 23 day of August, 1996. Notary Public My Commission Expires: 4/22/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
C & S Investments 4503 Wayland Drive Nashville, TN 37215	SAME	130-11-123 7DA 50940

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, **EMILY R. FUSON, as surviving tenant by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **C & S INVESTMENTS, A PARTNERSHIP COMPOSED OF MICHAEL R. SCATES AND MICHAEL D. COUP,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County.

Said Lot No. 6 fronts 125 feet on the westerly side of Wayland Drive and runs back 607.5 feet on the northerly line and 578.4 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Oscar B. Fuson and wife, Emily R. Fuson by deed from George A. Patton and wife, Nanalou M. Patton, of record in Book 2101, page 378, Register's Office for Davidson County, Tennessee; the said Oscar B. Fuson having since died.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1850, page 271, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2133, page 5, Register's Office for said County.

This is improved property known as 4503 Wayland Drive, 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 Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of August, 1996.

Emily R Fuson
Emily R. Fuson

By: Ann R Jordan Attorney-in-fact
Ann R. Jordan, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN R. JORDAN,** 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 or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of August, 1996.

Notary Public

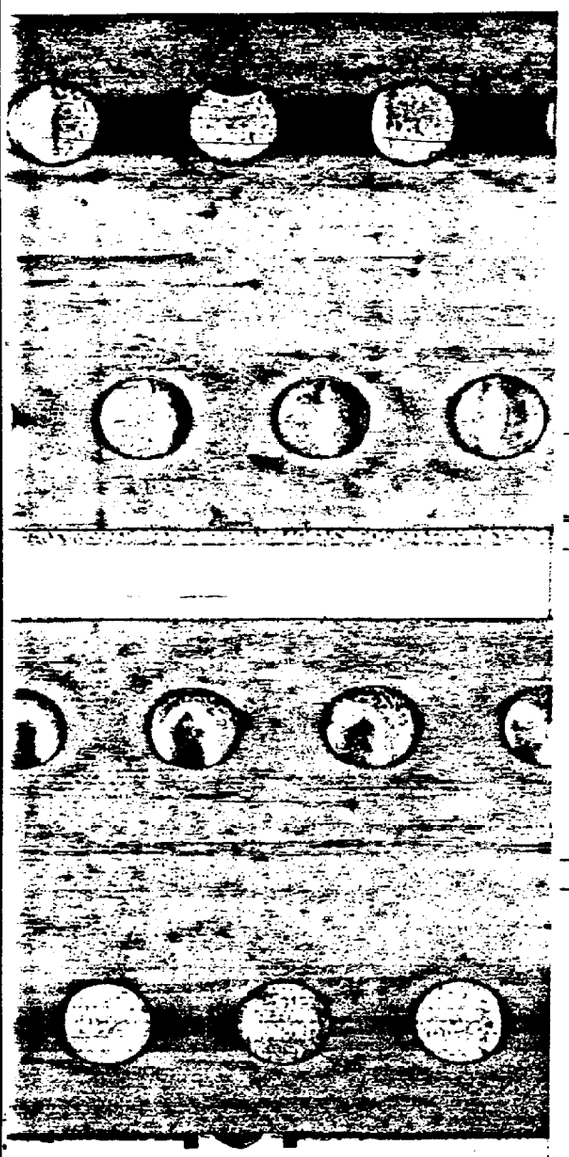
NOTARY PUBLIC AT LARGE

My Commission Expires: 4/27/99

95 AUG 26 PM 3:51
DAVIDSON COUNTY, TN

021841 3
IDENTIFICATION REFERENCE

1149 08/26 0101 03CHECK 582.50



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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 247

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	155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	582.50
			CHECK	582.50
		08/26/96	01	15:56 0001 1149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218413
IDENTIF. # REFERENCE

96 AUG 26 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023691