Box 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10368 PG 670

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Charles C. Fugua Sr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF March, 1997

Linda Darnell
NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 26, 1997

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, TN. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles E. Fugua, Sr. et ux (NAME)	Charles E. Fugua, Sr. et ux (NAME)	Map 71-4
2615 Flamingo Drive (ADDRESS)	2615 Famingo Drive (ADDRESS)	Parcel 114
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	12DZ-04225

Warranty Deed

2595 03/04 0101 03CHECK 193.63

For and in Consideration of the sum of $ 49,900.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

WILLIAM OWENS DIX AND SHERRY ANN DIX, now PIPPIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHARLES E. FUQUA, SR. AND WIFE, BETTINA M. FUQUA

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Joywood Heights Subdivision, Section 2-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 366 fronts 60 feet on the easterly side of Flamingo Drive and runs back 283.5 feet on the northerly side and 264.4 feet on the southerly side, to a dead line, measuring 132 feet thereon.

Being the same property conveyed to William Owens Dix and wife, Sherry Ann Dix by deed from William O. Dix, Jr. and wife, Mary E. Owens Dix of record in Book 4706, page 791, said Register's Office. By Divorce Decree recorded in Book 6022, page 462, said Register's Office, the above described realty was vested in both parties as tenants in common.

The premises conveyed is not the usual place of residence of either of the Grantors herein.

This is unimproved ( ) improved (X) property, known as 2615 Flamingo Drive, Nashville, TN 37207
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 3rd day of March, 19 97.

William Owens Dix
WILLIAM OWENS DIX

Sherry Ann Pippin
SHERRY ANN PIPPIN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10368 PG 671

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Owens Dix, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of March, 1997.

My Commission expires:
My Commission Expires JULY 26, 1997

Rhonda Summers
Notary Public

RHONDA SUMMERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sherry Ann Pippin, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of March, 1997.

My Commission expires:
11-22-97

John A Lukens
Notary Public

JOHNNIE A LUKENS NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

97 MAR -4 PM 3:09
ELIKA WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

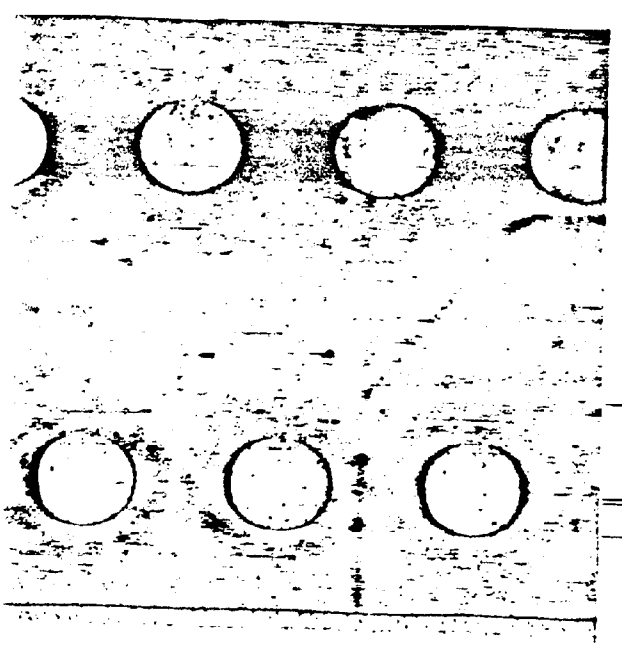
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

0278817



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 672

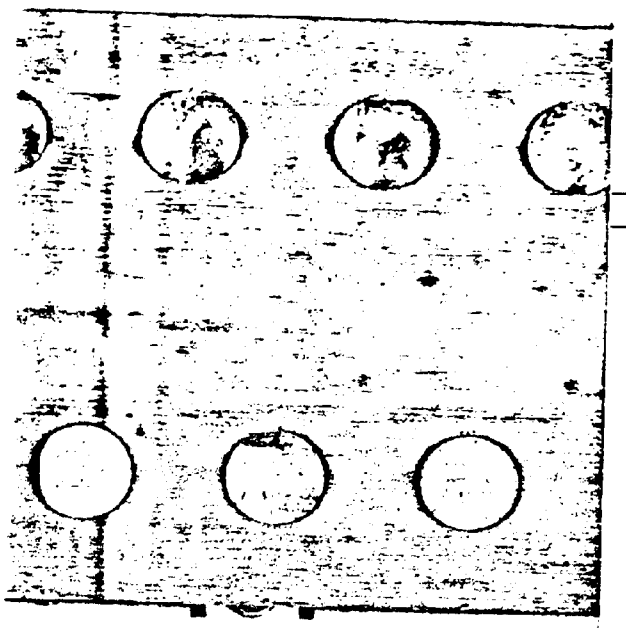
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

03/04/97 01 15:15 0001 2595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02788117

IDENTIF. & REFERENCE

97 MAR -4 PM 3:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122987