BOOK 10373 PG 364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

X Mary S. Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 97

Notary Pubbc

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary S. Carr (NAME) | First Republic Mortgage (NAME) | MAP 61-10 |
| 4114 Saunders Avenue (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | PARCELS 135 & 136 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charlie M. Fuqua and wife, Stella Marie Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary S. Carr and husband, Majel L. Carr Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 1:

Land in Davidson County, Tennessee, being Lot No. 31 on Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the east side of Saunders Avenue, and runs back between parallel lines 300 feet to the west right-of-way line of the L. & N. Railroad, as shown on said plan.

Being the same property conveyed to Charles M. Fuqua and wife, Stella Marie Fuqua, by deed from W. L. Burns, Jr. and wife, Evelyn M. Burns, of record in Book 4316, page 70, Register's Office for Davidson County, Tennesse.e

PARCEL NO. 2:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 32 fronts 100 feet on the east side of Saunders Avenue and runs back between parallel lines 300 feet to the westerly line of the right-of-way of the L. & N. Railroad.

Being the same property conveyed to Charlie M. Fuqua and wife, Stella Marie Fuqua, by deed from C. W. Redmond and wife, Katie T. Redmond, of record in Book 2538, page 522, Register's Office for Davidson County, Tennessee.

Continued

This is unimproved ( ) property, known as 4114 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 hand s this 5th day of March 19 97

Charlie M Fuqua By Wanda H Fuqua — Charles M. Fuqua by Wanda Fuqua
Charlie M. Fuqua

Stella Marie Fuqua By Wanda H Fuqua — Stella Marie Fuqua by Wanda Fuqua
Stella Marie Fuqua

BOOK 10373 PG 365

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

4047 03/07 0101 03CHECK 416.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Allen H. Fuqua and Wanda S. Fuqua, to me known to be the person who executed the foregoing instrument in behalf of Charlie M. Fuqua and Stella Marie Fuqua and acknowledged that they executed the same as the free act and deed of the said Charlie M. Fuqua and Stella Marie Fuqua.

Witness my hand and seal at Goodlettsville, Tennessee, this the 5th day of March, 1997.

Commission expires: 11/28/98

Notary Public

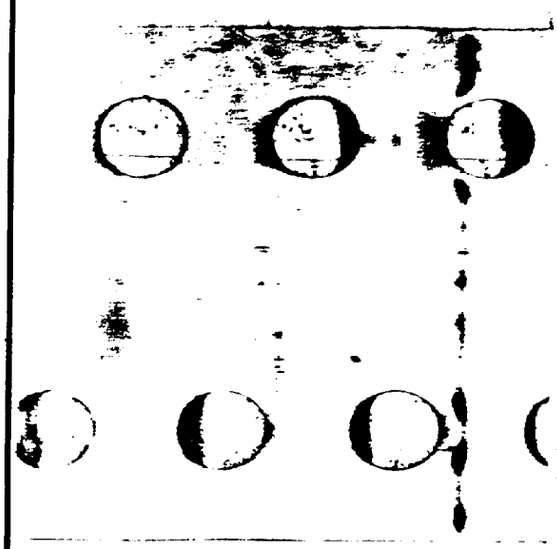
MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

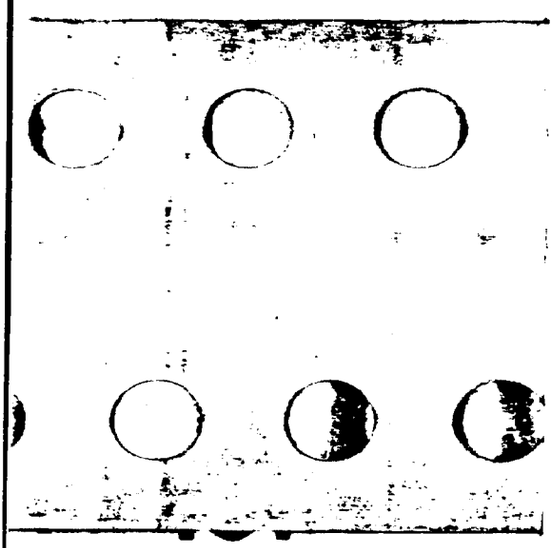
Continuation

Allen H. Fuqua and Wanda S. Fuqua, executes this instrument as Attorney-in-Fact for Charlie M. Fuqua and Stella Marie Fuqua, pursuant to Power of Attorney recorded simultaneously herewith.



97 MAR -7 PM 3:28
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 366

| | | |
|---|---|---|
| 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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/97 01 15:30 0001 4047

0280158

IDENTIFICATION OFFICE

97 MAR -7 PM 3:28

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1124422