39-B

Instr:200004040033822 Page: 1 OF 2
REC'D FOR REC 04/04/2000 3:19:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $512.45

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38753** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **138,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **31ST DAY OF MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: 8-23-02

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
WILLIAM H. FUQUA **1034 Percy Warner Blvd.** **Nashville, TN 37205**	**S A M E**	**129-8-64** **7DZ 36208**

FOR AND IN 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, DAVID A. SELLARS and wife, TERRY D. SELLARS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. FUQUA, Unmarried**

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and runs back between parallel lines, 150 feet to a dead line in the rear, which measures 100 feet.

Being the same property conveyed to David A. Sellars and wife, Terry D. Sellars by deed from Thomas W. Lawless and wife, Elizabeth H. Lawless of record in Book 1738, page 126, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1034 Percy Warner Boulevard, Nashville, Tennessee 37205**
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 HANDS THIS 31ST DAY OF MARCH, 2000.

David A. Sellars
DAVID A. SELLARS

Terry D. Sellars
TERRY D. SELLARS

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **DAVID A. SELLARS and wife, TERRY D. SELLARS**

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that THEY executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the **31ST DAY OF MARCH, 2000.**

My Commission Expires: 5/26/02

Notary Public

