WARRANTY DEED

Instr:200006060056049 Page: 1 OF 2
REC'D FOR REC 06/06/2000 9:38:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $486.55

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No. 20L-050021

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $131,500.00.

Lydia J. Burr
Affiant

Sworn to and subscribed before me on this the 31st day of May, 2000.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/24/2001

MORTGAGEE:

Bank of America
600 Gateway
Cypress, CA 90630-4842

Address New Owner:	Send Tax Bills to:	Map-Parcel
John Edward Fuqua Lydia J. Burr	TransAmerica Real Estate Tax Svs. Lender #2848	096-05-0
217 Cumberland Circle	400 Chesterfield Center #110	
Nashville, TN 37214	Chesterfield, MO 63017-0000	

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **EMMA RYCHEN FUQUA, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JOHN EDWARD FUQUA and LYDIA J. BURR, joint tenants with right of survivorship**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 3rd, formerly the 2nd Civil District of Davidson County, TN being the Northerly part of Lot No. 59 on the Plan of Bluefield, as of record in Book 843, Page 34, Registers' Office for said County. Said part of Lot No. 59 fronts 100 feet on the Easterly side of Cumberland Circle and runs back 545.9 feet on the Northerly line and 545 feet, more or less on the Southerly line to a westerly line of Lots No. 50 and 51, respectively, and measure 144 feet thereon.

BEING the same property conveyed to JOHN HARRY FUQUA and wife, EMMA RYCHEN FUQUA by Deed from G. C. THOMPSON and wife, ELIZABETH THOMPSON of record in Book 1258, Page 78, Registers' Office for Davidson County, TN. The said John Harry Fuqua having died in 1987, leaving as sole owner by reason of tenancy by the entirety, his wife, Emma Rychen Fuqua.

This is improved property known as 217 Cumberland Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 31st day of May, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Emma Rychen Fuqua by Harry Rychen Fuqua attorney in fact

EMMA RYCHEN FUQUA by
Harry Rychen Fuqua, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 31st day of May, 2000, before me personally appeared, HARRY RYCHEN FUQUA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMMA RYCHEN FUQUA, acknowledged that such person executed the same as the free act and deed of Emma Rychen Fuqua pursuant to Power of Attorney recorded simultaneously herewith.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 31st day of May, 2000.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 06/24/2001

