Davidson County DEEDWARR
Recvd: 01/08/01 10:10 2pgs
Fees:11.00 Taxes:277.50

20010108-0002125

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,000.00

Robert M Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December, 2000.

Notary Public
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Fuqua and wife, Emma L. Fuqua 2540 Pulley Rd. Nashville, TN 37214	same	Map 95.12 Parcel 166

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,

Maxie O. Patton Jr., Trustee of the Maxie O. Patton, III Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert M. Fuqua and wife, Emma L. Fuqua

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. 2 OF THE 2 LOT SUBDIVISION FOR MILFORD SMITH, AS SAME APPEARS OF RECORD IN BOOK 5190, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MCGAVOCK PIKE, BEING 281.4 FEET FROM THE NORTHWEST CORNER OF LOT NO. 219, ON THE PLAN OF WOODBERRY PARK; THENCE NORTH 69°32'51" EAST, 220.50 FEET TO A POINT; THENCE NORTH 25°07'09" WEST, 80.00 FEET TO A POINT; THENCE SOUTH 68°46'26" WEST 214.07 FEET TO A POINT; THENCE SOUTH 20°27'09" EAST, 85.68 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MAXIE O. PATTON, TRUSTEE, BY DEED FROM F. MARK BAKER AND WIFE, DONNA P. BAKER, DATED DECEMBER 20, 1999, AND OF RECORD IN INSTRUMENT NUMBER 19991223-0306821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

As part of the consideration the Grantees hereby agree to assume the unpaid principal indebtedness of the Deed of Trust of record in instrument no. 199912230306822, Register's Office for Davidson County, Tennessee and promise to pay the same and hold Grantors harmless therefrom.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5190, Page 269, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front of said lot, and a utility and drainage easement per plat.
3) Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 4277, Page 974, Register's Office for Davidson County, Tennessee.
4) Rights of upper and lower riparian owners in and to the flow of an unnamed creek and its effect on the boundary of the title insured herein.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 289 McGavock Pike, Nashville, TN 37214
(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 my hand(s) this 27th day of December, 2000.

Maxie O. Patton Jr., Trustee

Robert M. Fuqua

Emma L. Fuqua

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie O. Patton Jr., Trustee, Robert M. Fuqua and Emma L. Fuqua, with whom I am personally acquainted, (or who 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, at office, this 27th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076