Davidson County DEEDWARR
Recvd: 06/01/01 14:32 3pgs
Fees:15.00 Taxes:5550.00

20010601-0057165

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (RAR)
424 Church St., Suite 2000
Nashville, TN 37219

Box62

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
J. Gil Fuqua, Jr Karen Martin Fuqua 609 Belle Meade Blvd. Nashville, TN 37205	Same	Map 130-2 Parcel 125

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James V. Doramus a single man, ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto J. Gil Fuqua, Jr. and Karen Martin Fuqua ("Grantees"), as tenants in common, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Plan of the Subdivision of Lots 19, 20 and 21 in Belle Meade 2nd Plan of Lots, of record in Book 421, page 172, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Said Lot No. 10 fronts 100 feet on the westerly side of Belle Meade Boulevard and runs back 295 ½ feet on the south line and 296 feet on the north line, to a dead line, and shows 100 feet of said dead line.
>
> Said Lot No. 11 fronts 100 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 296 feet on the north line, with the southerly margin of a 5 foot alley to the east line of Lot No. 20 on said plan.
>
> Being the same property conveyed to James V. Doramus and Lynn C. Doramus by deed from Richard Chambers and wife, Carol McCoy, of record in Book 8035, page 473, Register's Office for Davidson County, Tennessee ("RODC"). Title now vests in James V. Doramus pursuant to a Quitclaim Deed from Lynn C. Doramus of record in Book 8496, page 797, RODC.

This is improved property located at 609 Belle Meade Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantees that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever. Subject only to the matters set forth on Exhibit A, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said real estate to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

WITNESS the signature of the Grantor this the 1st day of June, 2001.

James V. Doramus

STATE OF TENNESSEE)
COUNTY OF DAVISION)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James V. Doramus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of June, 2001.

NOTARY PUBLIC

My Commission expires: 1-31-2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of May, 2001.

Notary Public

My Commission Expires: 1-31-2004

EXHIBIT A

Permitted Title Encumbrances

1. Taxes for Metropolitan Nashville, Davidson County and the City of Belle Meade as follows:
   Map 130-2, Parcel 125.

2. The Plat of record in Plat Book 421, page 172, RODC.

3. Easement for sanitary sewer and water main project of record in Book 5787, page 227, RODC.