WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Townsend (NAME)	Same As New Owner (NAME)	MAP 43-15
1118 E. Old Hickory Blvd (ADDRESS)	(ADDRESS)	PARCEL 161
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Thelma B. Fuqua and Douglas S. Fuqua, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Townsend and wife, Reba Townsend

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 Lots Nos. 20, 21 and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said Lots and part of said Lot adjoins and front together 62.5 feet on the southerly side of Old Hickory Boulevard and extend back 132.1 feet on the easterly line and 130 feet more or less on the westerly line to a line in the rear measuring 62.5 feet thereon.

Being the same property conveyed to THELMA B. FUQUA and DOUGLAS S. FUQUA, both unmarried from RICHARD R. HODGENS and wife, JO ANN K. HODGENS of record in Book 9713, Page 397, Register's Office for Davidson County, Tennessee.

Thelma B. Fuqua executes this instrument as Attorney-in-Fact on behalf of Douglas S. Fuqua pursuant to Special Power-of-Attorney of record in Book 9713, Page 395, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/12/01 14:15 2pgs
Fees:11.00 Taxes:181.30

20010612-0061864

unimproved ( )
This is improved (X) property, known as 1118 E. Old Hickory Blvd. Madison, TN 37115
(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 8th day of June, 2001

x Thelma B Fuqua
Thelma B. Fuqua
Douglas S. Fuqua
By x Douglas S Fuqua by Thelma B Fuqua
Thelma B. Fuqua, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma B. Fuqua, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 8th day of June, 2001.

My Commission Expires: 10.25.03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2001 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thelma B. Fuqua to me known to be the person who executed the foregoing instrument in behalf of Douglas S. Fuqua, and acknowledged that she executed the same as the free act and deed of the said Douglas S. Fuqua

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of June, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing ___ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____