WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/05/02 08:24 2pgs
Fees:13.00 Taxes:270.10
20020305-0027196

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Evans	Terry L. Evans	Map 44-15
(NAME) 705 Hadley Avenue	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 34
(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,
William Don Fuqua ,married and Bettie Jo Fuqua-Winchester ,married and Billy Wayne Fuqua ,married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Terry L. Evans and Wife, Angela T Evans, 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:

Being Lot No. 130, SECTION A, VILLAGE OF OLD HICKORY, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William D. Fuqua and wife, Elizabeth S. Fuqua by deed from E.I du Pontde NEMOURS and COMPANY of record in Deed Book 1812, page 312, Register's Office for said County. The said William D. Fuqua having since died leaving Elizabeth S. Fuqua as the surviving tenant by entirely. The said Elizabeth S. Fuqua having since died leaving the grantors herein as her sole heirs-at-law.

Subject to Restrictive Covenants of record in Deed Book 1816, Page 312 (EXPIRED), Register's Office of said County.

UTILITY Easement as shown of record in Deed Book 1812, Page 312, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 705 Hadley Avenue, Old Hickory, TN 37138

(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 hands this 22nd day of February, 2002.

Billy Wayne Fuqua

Doris Ann Woosley Fuqua

The Heirs of the Estate of Elizabeth S. Fuqua

William Don Fuqua

Bettie Jo Fuqua Winchester

JoAnn Redding Fuqua

William Forrest Winchester, Jr.

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Don Fuqua and wife, JoAnn Redding Fuqua and Bettie Jo Fuqua Winchester and husband, William Forrest Winchester, Jr., Heirs of the Estate of Elizabeth S. Fuqua the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/22/2002

My Commission Expires: 3/23/03

Notary Public

STATE of FLORIDA
COUNTY of DUVAL

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Billy Wayne Fuqua and wife, Doris Ann Woosley Fuqua, Heirs of the Estate of Elizabeth S. Fuqua the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of February, 2002

My Commission Expires: 12/06/03

Notary Public

A. M. FAZIO
MY COMMISSION # CC 892801
EXPIRES: December 6, 2003
Bonded Thru Notary Public Underwriters

File Number2202048
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122