Davidson County DEEDWARR
Recvd: 12/07/04 11:04 2pgs
Fees:13.00 Taxes:166.50

20041207-0145634

WARRANTY DEED

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Mario Lara (NAME)	Guaranty Trust Company (NAME)	MAP 043-07
919 Anderson Lane (ADDRESS)	640 Broadmor Blvd. Suite 100 (ADDRESS)	PARCEL 128
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, B & C Properties, a General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Mario Lara

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, being Lot No.3B on the Plan of Holland Place, a plat of which is of record in Plat Book 6250, Page 433, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to B & C Properties, A General Partnership, composed of William L. Fuqua and William L. Fuqua, Jr., by Warranty Deed from Ruth G. Mitchell, et vir, E. Bruce Mitchell, on August 27, 1993 of record in Book 9071, page 232, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

William L. Fuqua, and William L. Fuqua, Sr., being one and the same person.

William L. Fuqua, Sr. executes this Instrument as Attorney-in-Fact on behal of William L. Fuqua, Jr. pursuant to Special Power-of-Attorney of record by Instrument No. *, Register's Office for Davidson County, Tennessee.

*20041207-0145633

unimproved ( )
This is improved (X) property, known as 919 Anderson Lane, 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 12th day of November, 2004

William L. Fuqua, Jr. General Partner
By: William L Fuqua Jr. by William L Fuqua, Sr.
William L. Fuqua, Sr., Attorney-in-fact

By: William L Fuqua Sr.
William L. Fuqua, Sr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, William L. Fuqua, Sr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of B & C Properties, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself, as partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2004.



Mary Birthright
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared William L. Fuqua, Sr., known to me to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of William L. Fuqua, Jr., as a general partner of B & C Properties, the within named bargainor, as his attorney in fact, and being authorized so to do, acknowledged that he executed the same as the free act of William L. Fuqua, Jr.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2004.

Mary Birthright
NOTARY PUBLIC

