WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyce Davis Jr.	Boyce Davis Jr.	081-06-0-018
(NAME)	(NAME)	
2709 Oneal Drive	2709 Oneal Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Richard C. Fuqua and Alwanda G Carothers and Altonja M. Fuqua, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyce Davis Jr., 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. 85 on the Plan of Cumberland Gardens as of record in Book 2900, Pages 3 and 4, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen C. Fuqua and wife, Ruby S. Fuqua, by deed from Thomas N. Bainbridge, Unmarried, executed on November 20, 1959 and filed for record on December 2, 1959, in Book 2995, page 533, Register's Office for Davidson County, Tennessee. The said Allen C. Fuqua having predeceased Ruby S. Fuqua, and Ruby S. Fuqua having since died. An estate was opened in Davidson County having docket number 04P-1237. The said property was then vested in Richard C. Fuqua, Alwanda G. Carothers and Altonja M. Fuqua the heirs at law of Ruby S. Fuqua.

unimproved ☐

This is improved ☒ property, known as 2709 Oneal Drive, Nashville, TN 37208

(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 30th day of November, 2004.

Altonja M. Fuqua

Richard C. Fuqua

Alwanda G Carothers

Davidson County DEEDWARR
Recvd: 12/15/04 14:41 4pgs
Fees:23.00 Taxes:234.95

20041215-0149312

Richard C. Fuqua

State of NC)
County of Mecklenburg)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard C. Fuqua, Mared, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November 2004.

Tammy B. Teague
Notary Public
My Commission expires July 23, 2008

TAMMY B. TEAGUE NOTARY PUBLIC CATAWBA COUNTY, NC

Alwanda G. Carothers

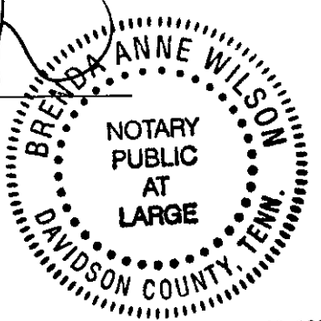
Alwanda G. Carothers

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alwanda G. Carothers, married, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November 2004.

Notary Public



My Commission Expires SEPT. 22, 2007

Altonja M. Fuqua

State of TN)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Altonja M. Fuqua, married, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November 2004.

Notary Public

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.