ADDRESS NEW OWNERS and
SEND TAX BILLS:
DERON FUQUA and wife,
MECHELLE FUQUA
2720 Tucker Rd.
Nashville TN 37218

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
48 - 4 - 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, TERRY N. SWEATT and wife, ALEXIS B. SWEATT, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DERON FUQUA and wife, MECHELLE FUQUA, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 6 on the Plan of Ole Orchard, Phase I, which plat is of record in Instrument No. 20010705-0071806, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry N. Sweatt and wife, Alexis B. Sweatt by deed dated September 23, 2003 and recorded September 25, 2003 of record in Instrument No. 20030925-0142031, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as 3957 Lloyd Road, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/07/05 14:40 2 pgs
Fees:13.00 Taxes:185.00
20050107-0002994

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Executed on this 5 day of January, 2005.

Terry N. Sweatt
TERRY N. SWEATT

Alexis B. Sweatt
ALEXIS B. SWEATT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, TERRY N. SWEATT and wife, ALEXIS B. SWEATT, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of January, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5 day of January, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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