ADDRESS NEW OWNER and
SEND TAX BILLS:
VIRGIL GORDON
POBox 282102
Nashville TN 37228

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

MAP PARCEL NUMBER:
91 - 4 - 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DERON FUQUA, married, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to VIRGIL GORDON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 6 of Davis Subdivision of Lots 25-26 & Pt. 42 of Clifton Plan as of record in Book 161, Page 169, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts fifty (50) feet on the East side of Clifton Avenue (now 40th Avenue North) and runs back between parallel lines one hundred twenty five (125) feet to an alley and fronting fifty feet on said alley.

Being the same property conveyed to Deron Fuqua by deed dated October 23, 1998 of record in Book 11253, Page 240, 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 1034 40th Avenue North, Nashville, Tennessee.

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

GRANTOR covenants with GRANTEE that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/01/05 09:26 2 pgs
Fees:13.00 Taxes:27.75
20050801-0089353

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

Executed on this 28 day of July, 2005.

DERON FUQUA

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DERON FUQUA, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of July, 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 $7,500.00.

AFFIANT

Subscribed to and sworn before me, this the 28 day of July, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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

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