Davidson County DEEDQC
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Quitclaim Deed–Tennessee

Date of this Document: 4 MARCH 2006

Reference Number of Any Related Documents:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 6 DAY OF March 20 06
Deputy Register

Grantor:
Name: James A. Fuqua
Street Address: 3912 Hydesdale Ln.
City/State/Zip: Nashville Tn. 37218

Send Tax Bills.

Grantee:
Name: James R. Fuqua
Street Address: 4336 Golden Hill Dr.
City/State/Zip: Nashville Tn. 37218

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name):
Parcel ID: 06902002900 ,
Property Address: 3912 Hydesdale Ln. Nashville Tn. 37218,
Description: Lot 38 Enchanted Hills SEC 1, Acreage: .98,
Dimensions: 221x205,
Document: DB-00004455 0000948
Assessor's Property Tax Parcel/Account Number(s):

THIS QUITCLAIM DEED, executed this 4 day of march , 2006 , by first party, Grantor, **James A. Fuqua** , whose post office address is **3912 Hydesdale Ln.**, to second party, Grantee, **James R. Fuqua** , whose post office address is **4336 Golden Hill Dr.**.

WITNESSETH: That Grantor, for good consideration and for the sum of Ten Dollars ($ 10.00) paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest and claim which Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of davidson , State of Tennessee.
Description of Property: **Parcel ID:06902002900, LOT38 Enchanted Hills SEC 1**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

Signature of Grantor: James A Fuqua

Print Name of Grantor: James A. Fuqua

Signature of Grantee: James R. Fuqua

Print Name of Grantee: James R. Fuqua

Signature of Preparer: James R. Fuqua

Print Name of Preparer: James R. Fuqua

Address of Preparer: 4336 Golden Hill Dr. Nashville Tn. 37218

State of: Tennessee
County of: Davidson

On this 4 day of march, 2006, before me personally appeared James A. Fuqua, to me known to be the person/persons described in and who executed the foregoing instrument, and acknowledged that such he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 4th day of march, 2006.

Signature of Notary:

Affiant: Known / Produced ID
Type of ID:

(Seal) IRIS BATEY ANDREWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COMMISSION EXPIRES: July 19, 2008

BOOK 4455 PAGE 948

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
H. H. CHITWOOD

TO
JAMES A. FUQUA AND WIFE,
TENNIE T. FUQUA

For draftsman's use
Prepared by:
Carole Chitwood Atty.
934 Stahlman Bldg.
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. James A. Fuqua (NAME)	Same (NAME)	Map 92 B
1811 Delta Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 29
Nashville, Tenn. (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
A 94800
IDENTIF. REFERENCE
Oct 30 11 35 AM '70
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1970.
Notary Public
MY COMMISSION EXPIRES Nov. 24, 1973
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of five thousand---------($5,000.00)--------
DOLLARS
of which $250.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

James A. Fuqua and wife, Tennie T. Fuqua have this day executed their joint promissory note payable to H. H. Chitwood in the principal sum of $4,750.00 in equal monthly installments of $50.00 the first of which said payments shall be due and payable the 28th day of November, 1970 and a similar payment of $50.00 shall be due and payable on the same day of each successive month thereafter until the balance is paid in full. Said payments will include both principal and interest at the rate of 6% per annum,

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

H. H. Chitwood

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

James A. Fuqua and wife, Tennie T. Fuqua

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 38 on the plan of Enchanted Hills Section I as of record in Book 3300, page 96 in the Register's Office for said County.

Said Lot No. 38 fronts 220.97 feet on the southerly margin of Hydesdale Lane and runs back between lines, the easterly line being 205.0 feet and the westerly line being 200.0 feet to a line in the rear measuring 175.71 feet thereon.

Being the same property conveyed to N. H. Barker and H. H. Chitwood by deed from Willie T. Fields and wife, Gladys Estelle Fields of record in Book 4241, page 327 in the Register's Office for Davidson County, Tennessee;(the said N. H. Barker and H. H. Chitwood comprised a partnership, the said N. H. Barker having since died.)

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)