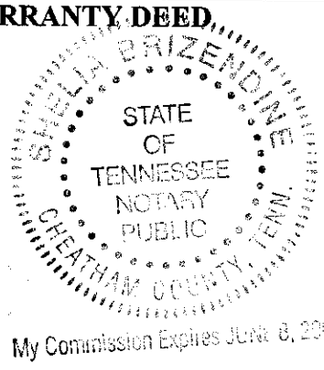
WARRANTY DEED

File Number: 60280



My Commission Expires June 8, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-8-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dowlen B. Rogers	Dowlen B. Rogers	41-16-74.00
(NAME)	(NAME)	
1201 Ewing Creek Drive	1201 Ewing Creek Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Deron Fuqua, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dowlen B. Rogers, and wife Minnie P. Rogers, 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. 144 on the Plan of BELLSHIRE TERRACE, SECTION ONE, PHASE 1, of record in Plat Book 6250, Page 132, said Register's Office, to which plan reference is hereby made for a more complete legal description of said lot.

Being part of the same property conveyed to Deron Fuqua, a single person by deed from James A. Fuqua and wife, Tennie P. Fuqua, dated10/23/1998, of record in Book 11253, Page 242, and also by Instrument of Correction for Warranty Deed of Record in Instrument # 20061108-0138886 Register's Office for Davidson County, Tennessee. The said Tennie P. Fuqua having since died on August 24, 2001, leaving James A. Fuqua as the surviving tenant by the entirety.

unimproved ☒

This is improved ☐ property, known as 1201 Ewing Creek Drive, Nashville, TN 37207

(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 my hand this 3rd day of November, 2006.

Deron Fuqua

Davidson County DEEDWARR
Recvd: 11/08/06 10:06 2 pgs
Fees:13.00 Taxes:38.85
20061108-0138887

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deron Fuqua, the bargainor(s), 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 and official seal at Nashville, Tennessee this 3rd day of November, 2006.

Commission expires: 6-8-09

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

Notary Public