RETURN TO:

THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

NATCHEZ TITLE & ESCROW, LLC
717 Old Hickory Boulevard
Suite A
Brentwood, TN 37027
www.natcheztitle.com

SEND TAX BILLS TO:
same as new owner

MAP PARCEL NUMBERS
86.03-0-59.00

Davidson County DEEDWARR
Recvd: 01/05/07 12:50 4 pgs
Fees:23.00 Taxes:607.15
20070105-0002319

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of **December, 2006**, by and between **Paul J. Fuqua, Jr., Steve J. Fuqua, Stacey Lynn Hartsell, and Sheryl A. Fuqua all heirs of Mary Ann Fuqua and Paul J. Fuqua, Jr., Steve J. Fuqua, and Sheryl A. Fuqua all co-executors of The Estate of Mary Ann Fuqua**, party of the first part, and **Kimberly J. Hannah**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **$164,095.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 55, on the Plan of Ridgemere, Formerly a Portion of Powell Subdivision, as shown by plat appearing of record in Plat Book 6250, Pages 937 through 939, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Mary Ann Fuqua, an unmarried person by deed from Harry G. Lasser, IV and wife, Catherine C. Lasser, of record in Book/Instrument No. 20031107-0163858 Register's Office, Davidson County, Tennessee, dated 11/6/03 and recorded 11/7/03. The said Mary Ann Fuqua has since deceased, leaving all her property to her four children, Paul J. Fuqua, Jr., Steve J. Fuqua, Stacey Lynn Hartsell, and Sheryl A. Fuqua, as Mary Ann Fuqua's husband, Paul J. Fuqua, Sr. predeceased her, all evidenced in her will. Her estate has been opened and is referenced in the Davidson County Probate Court Case as Case No. 06P-798.

The above referenced property is also known as 1732 Ridgemere Court, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, Pages 937-939; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Paul J. Fuqua, Jr., Individually

Paul J. Fuqua, Jr., Co-Executor

Steve J. Fuqua, Individually

Steve J. Fuqua, Co-Executor

Sheryl A. Fuqua, Individually

Sheryl A. Fuqua, Co-Executor

Stacey Lynn Hartsell, Individually

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul J. Fuqua, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of December, 2006.

My commission expires 7/24/10

Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF ~~TENNESSEE~~ Virginia, COUNTY OF Fairfax

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steve J. Fuqua,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of December, 2006.

My commission expires May 31, 2010

Notary Public

STEPHEN M. DANIHER Notary Public Commonwealth of Virginia My Commission Expires May 31, 2010

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheryl A. Fuqua,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of December, 2006.

My commission expires 7/24/10

Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stacey Lynn Hartsell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of December, 2006.

My commission expires 7/24/10

Edward B Baldwin III
Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Edward B Baldwin III, a Notary Public in and for said state and county, Paul J. Fuqua, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of **The Estate of Mary Ann Fuqua**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as its Co-Executor.

WITNESS my hand and seal at office this 22nd day of December, 2006.

Edward B Baldwin III
NOTARY PUBLIC

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires:
7/24/10

STATE OF ~~TENNESSEE~~ Virginia)

COUNTY OF Fairfax)

Personally appeared before me, Stephen M. Danner, a Notary Public in and for said state and county, Steve J. Fuqua, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of **The Estate of Mary Ann Fuqua**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as its Co-Executor.

WITNESS my hand and seal at office this 20th day of December, 2006.

Steph M. Danner
NOTARY PUBLIC

STEPHEN M. DANNER
Notary Public
Commonwealth of Virginia
My Commission Expires May 31, 2010

My Commission Expires:
May 31, 2010

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Edward B Baldwin, III, a Notary Public in and for said state and county, Sheryl A. Fuqua, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executor of **The Estate of Mary Ann Fuqua, the maker,** and is authorized by the maker to execute this instrument on behalf of the maker as its Co-Executor.

WITNESS my hand and seal at office this 22nd day of December, 2006.

Edward B Baldwin III
NOTARY PUBLIC

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires:
7/24/10

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$164,095.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2006.

Notary Public

My commission expires: 7/24/10

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:
1732 Ridgemere Court
Hermitage, TN 37076

Name and address of new owner:
Kimberly J. Hannah
1732 Ridgemere Ct.
Hermitage, TN 37076