# WARRANTY DEED

66.5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: February 2[illegible], 2012.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Fuqua | David Fuqua | 105-04-0-74.00 |
| (NAME) | (NAME) | |
| 16 Lewis St | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37210 | , | |
| (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, R. Spencer Construction Inc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Fuqua a married man, 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 parts of Lots 458 and 459 in Maury and Claiborne addition of record in Book 21, page 84 and 85 Register's office of Davidson County, Tennessee.

Beginning at the southwest corner of Lewis St and Perkins Street; thence westerly along the southern margin of Perkins st80 feet to the northeast corner of lot 457 of said plan; thence southerly with the line between lots 457 and 458, 56.5 feet; thence easterly 79.5 feet to the westerly margin of Lewis St; thence along the westerly margin of Lewis St northerly 60 feet to the point of beginning.

Being the same property conveyed to R Spencer Construction Inc by Deed from Or Nitzan and Gilat Nitzan dated September 26th, 2007 and filed for record in Instrument No. 20071004-0118670 Register's office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 16 Lewis St Nashville, Tennessee 37210
(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.

R. Spencer Construction

By:
R. Spencer Construction

Davidson County DEEDWARR
Recvd: 07/22/08 11:00 2 pgs
Fees:13.00 Taxes:53.65

20080722-0075089

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned a Notary Public in and for the said County and State, personally appeared Roland Spencer of R Spencer Construction Inc with who I am personally acquainted or has proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument as his free act and deed for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: February 28, 2012

Judith C Jacobs Notary Public

