BILL GARRETT, Davidson County
Trans:T20090053284 DEEDWARR
Recvd: 08/05/09 13:55 2 pgs
Fees:13.00 Taxes:647.50
20090805-0073526

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 175,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-03-2011

RICHARD HEDGEPATH, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228, (615) 268-6575.

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
JIM SOVINE	SAME	MAP: 103-08-0
1203 Whippoorwill Drive Kingston Springs TN 37082		PAR: 072.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CONNIE O. FUQUA, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM SOVINE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being part of Lot No. 345 on the Map of Richland Realty Company's Westlawn Subdivision, of record in Book 421, page 32, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Westlawn Drive, 350 feet, as measured around a slight curve, from the southerly margin of Old Murphy Road or Minnesota Avenue, at the southwest corner of the property conveyed to C. H. Tritschler by deed from M. B. Hertzka, of record in Book 530, page 410, said Register's Office; thence along the easterly margin of said Westlawn Drive, southerly 50 feet to a point, the

northwest corner of the property conveyed to E. A. Crouch by deed from W. G. Jackson, of record in Book 831, page 679, said Register's Office; thence along Crouch's northerly line, easterly to the westerly line of Lot No. 346; thence with the line of the same, northerly 50 feet, more or less, to Tritschler's southeast corner; thence with Tritachler's south line, westerly to the point of beginning.

Being the same property conveyed to BURL P. FUQUA AND WIFE, CONNIE O. FUQUA, by deed from EUNICE B. BYRD UNDERWOOD, of record in Book 4531, page 290, dated August 23, 1971, said Register's Office. The said Burl P. Fuqua having since died.

The above description is the same as in the previous deed of record.

This is improved property known as: 4414 Westlawn Dr., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 5th day of August 2009/

Connie O. Fuqua
CONNIE O. FUQUA Seller

RICHARD HEDGEPATH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 **CONNIE O. FUQUA** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August 2009.

NOTARY PUBLIC

My commission expires: 01-03-2011