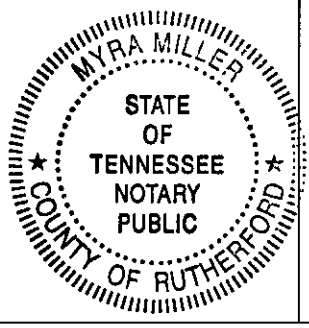
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 11/20/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Fuqua and Carolyn Fuqua	Harry Fuqua	08311004900
(NAME)	(NAME)	
534 Skyview Drive	105 Carriage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **George F. Linsell, unmarried and Geraldine T. Linsell, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harry Fuqua and wife, Carolyn Fuqua**, 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. 75 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 75 feet on the westerly side of Skyview Drive and runs back 174.2 feet on the northerly line and 156.9 feet on the southerly line to a dead line in the rear, measuring 76.82 feet thereon.

Being the same property conveyed to George H. Linsell Jr. and wife, Margaret Elizabeth Linsell by Warranty Deed from H.G. Braziel and wife, dated October 29, 1954 and recorded in Book 2304, page 31, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9913, page 725, said Register's Office, George H. Linsell, Jr. conveyed all of his right, title and interest in subject property to George F. Linsell and wife, Geraldine T. Linsell.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 534 Skyview Drive, Nashville, TN 37204

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, has 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 our hands this **18th** day of **March, 2011**

BILL GARRETT, Davidson County
Trans:T20110016308 DEEDWARR
Recvd: 03/21/11 08:41 2 pgs
Fees:13.00 Taxes:525.40

20110321-0021576

George F. Linsell
George F. Linsell

Geraldine T. Linsell
Geraldine T. Linsell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **George F. Linsell and Geraldine T. Linsell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **March, 2011**

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014