BILL GARRETT, Davidson County
Trans:T20110041959 DEEDWARR
Recvd: 07/12/11 15:35 2 pgs
Fees:13.00 Taxes:507.79
20110712-0053332

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,240.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary K. Wetsell and James J. Wetsell	Primary Residential Mortgage	06116031700
1401 Janie Avenue	4750 West Wiley Post Way #200	
Nashville, TN 37216	Salt Lake City, UT 84116	

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 ACKNOWLEDGE, WE,

Durward Benton Fuqua, married and Edward Denton Fuqua, married and Donna Fuqua Meurer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary K. Wetsell and husband, James J. Wetsell

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 19, Block "D", MAP OF COUNTRY CLUB ESTATES, as shown on plat of record in Plat Book 843, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Felix Ewing Hurt and wife, Una Pearl Hurt to Edward Benton Fuqua and wife, Dorothy Duncan fuqua as recorded on the 16th day of July, 1947 in Deed Book 1509, Page 97 and Quitclaim Deed from Dorothy Duncan Fuqua to Durward Benton Fuqua, Edward Denton Fuqua and Donna Fuqua Meurer as recorded on the 23rd day of June, 2003 in Instrument No. 20030623-0085961, in the Register's Office of Davidson County, Tennessee.

Subject property was never the principle residence of Durward Benton Fuqua nor his spouse; nor Edward Denton Fuqua nor his spouse; nor Donna Fuqua Meurer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1401 Janie Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this 8th day of July, 2011.

Durward Benton Fuqua

Edward Denton Fuqua

Donna Fuqua Meurer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Durward Benton Fuqua and Edward Denton Fuqua and Donna Fuqua Meurer , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2011.

MY COMMISSION EXPIRES:
March 19, 2012

Notary Public

My Commission Expires:_____

JANA DRURY
NOTARY
PUBLIC
AT
LARGE
SUMNER COUNTY, TN