BILL GARRETT, Davidson County
Trans:T20120035403 DEEDWARR
Recvd: 05/14/12 14:29 2 pgs
Fees:13.00 Taxes:277.50
20120514-0041582

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2012.

Notary Public

My commission expires: 4-28-2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN L. FUQUA	John L. Fuqua	09202034700
2420 MEHARRY BLVD	2409 Elliot Ave	
NASHVILLE, TN 37208	Nashville TN 37204	
		FILE: ST2012-0592

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,

HENRY WATKINS, UNMARRIED

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

JOHN L. FUQUA Unmarried

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:

Being Lot No. 10 on the plan of Bransford Realty Company's subdivision of Lots Nos. 31 to 40, both inclusive, and others lots in Mrs. E.S. Clark's subdivision of Lots Nos. 39 and 40 and part of 38 in Boyd McNairy's Plan as of record in Book 421, page 90, Register's Office for said County.

Said lot No 10. Fronts 40 feet on the northerly side of Heffernan Street and runs back between parallel lines 1704 feet on the west line and 176.8 feet on the east line to an alley.

BEING THE SAME PROPERTY CONVEYED TO HENRY WATKINS BY QUITCLAIM DEED FROM DEREK, JASON AND BRIAN WATKINS DATED 08/04/09 AND RECORDED ON 08/19/09 IN INSTRUMENT NO. 20090819-0077868, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 421, Page 90, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2420 MEHARRY BLVD, NASHVILLE, TN 37208.

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 26th day of April, 2012.

HENRY WATKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HENRY WATKINS, 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 26th day of April, 2012.

Notary Public

My Commission Expires:

