Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130057490 DEEDWARR
Recvd: 07/05/13 13:59 2 pgs
Fees:13.00 Taxes:814.00
20130705-0069876

39-B
File #13-1259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lonnie Ray Fuqua, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia McCracken, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 2, Map of Weakley Place, as of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lonnie Ray Fuqua, unmarried, by deed from Floda Davis, dated December 30, 1986, of record in Book 7098, page 926, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Charles Gary Fuqua of record as Instrument No. 200004040033689, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1409 Benjamin Street, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of June, 2013.

Lonnie Ray Fuqua

State of Tennessee)
County of Davidson)

On this 24th day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lonnie Ray Fuqua, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Patricia McCracken
Affiant

Sworn and subscribed before me on this the 24th day of June, 2013.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Patricia McCracken
1409 Benjamin Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
83-1-387