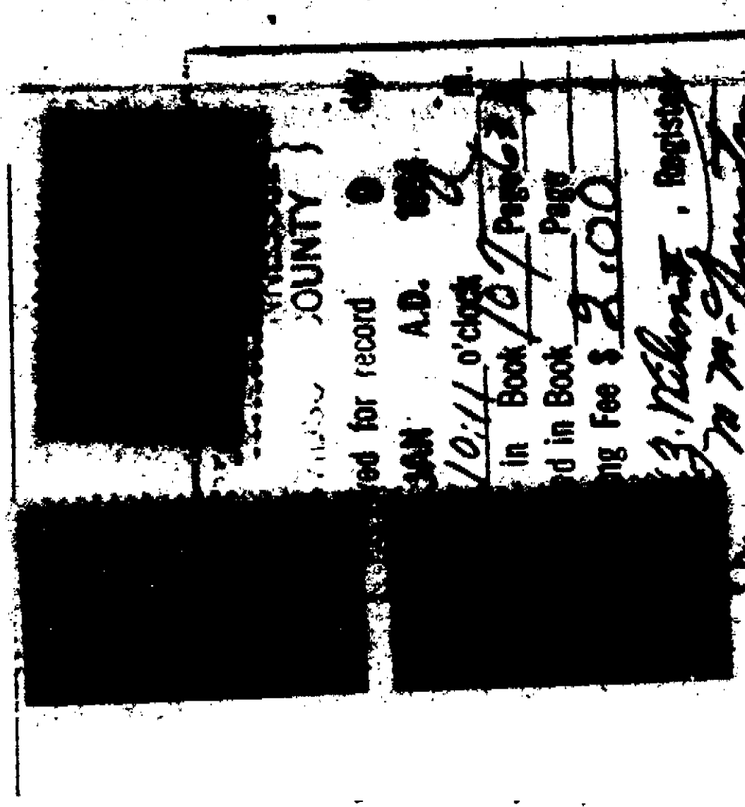
K 3673

WARRANTY DEED

FROM
MADDUX CONSTRUCTION CO., INC.

TO
MARY S. TIPPITT HOPPER



Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

13 - 7118

MAIL TO- MARY S TIPPITT - 217 FREDA VILLA - MADISON, TENN.

WARRANTY DEED

For and in Consideration of the sum of----------10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash in hand and other good and valuable considerations the receipt of which is hereby acknowledged, agreeing and assuming the unpaid balance in full of a deed of trust executed by Maddux Construction Company, Inc. to Vaden Lackey, Jr., Trustee, dated September 13, 1963, filed September 17, 1963, and recorded in book 3652, pg. 391, Register's Office for Davidson County, Tennessee, to Secure to the Fidelity Federal Savings & Loan Association of Nashville, the payment of a note of even date herewith for $12,000.00 payable with interest and service fee as specified therein.

Maddux Construction Company, Inc.

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Mary S. Tippitt Hopper *her 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 part of Lot No. 75, on the plan of Oakland Acres, Section VII, as of record in book 2663, page 108, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of Freda Villa, at the common corner of Lots Nos. 75 and 76; thence northerly along said margin 117.0 feet to a point, the common corner of lots Nos. 74 and 75; thence easterly along the common line between said lots, 352.4 feet to a point in the westerly margin of the L & N Railroad right-of-way; thence southerly along said margin 67 feet to the northeast corner of the property vested in Fletcher M. Simmons, Jr. and wife, Nola B. Simmons by decree entered in Minute Book 74, page 273, Chancery Court at Nashville; thence with Simmons' northerly line westerly in a straight line, 358.5 feet, more or less, to the point of beginning.
Being part of the real property conveyed to Maddux Construction Company, Inc. by deed from Ray E. Garrett and wife, dated January 5, 1962, filed March 2, 1962, and recorded in book 3344, page 128, said Register's Office.
This tract is improved and known as 217 Freda Villa Drive, Madison, Tennessee.

PG 623