This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg, Nashville, Tennessee

WARRANTY DEED

BOOK 4212 PAGE 504

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS EMMETT MADDOX et ux (NAME:)	First & Mid-South Mort. Co. (NAME:)	Map 97-9
3408 Oak Cliff Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 27
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by Thomas Emmett Maddox and wife, Betty M. Maddox, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THURMAN HOME BUILDING CORPORATION, has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Thomas Emmett Maddox and wife, Betty M. Maddox, their ~~heirs~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hickory Bend, Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 62.5 feet on the curving northeasterly margin of Oak Cliff Drive and runs back 94.93 feet along the southeasterly side and 165 feet along the northwesterly side to a line at the rear measuring 102.97 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc., of record in Book 4180, page 101, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restriction of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, with particular note to No. 17, and the Plan of record in Book 3600, page 29, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Oak Cliff Drive and a 10-foot easement for public utility and drainage purposes along the southeasterly and rear lines of said lot, and an 10' public utility and drainage easement along front lot line.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,000

Subscribed and sworn to before me, this the 12th day of February 1968

Affiant Willie K. Davis

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P. Holland

This is ~~unimproved~~ { } improved { } property, known as 3408 (House Number) Oak Cliff Drive (Street) Nashville (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Emmett Maddox and wife, Betty M. Maddox, their ~~heirs~~ heirs and assigns forever. It ~~covenant~~ covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above. It further covenant and bind itself, its successors ~~and assigns~~ and representatives, to warrant and forever defend the title to said real estate to said Thomas Emmett Maddox and wife, Betty M. Maddox, their ~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 12th day of February, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THURMAN HOME BUILDING CORPORATION

BY: Willie K. Davis

Willie K. Davis, Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* Willie K. Davis, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Executive Vice-President *of the* Thurman Home Building Corporation, *the within named bargainor, a corporation, and that* he *as such* Executive Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 12th *day of* February, *19* 68

Commission expires 5-3-70

Lloyd P. Holland *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06079

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 16 1 09 PM '68

NOTE B: BOOK 118 PAGE 279
RECORDING FEE $ 3.00
DEP. REG. m

STATE TAX $ 44.20
PROBATE .50
TOTAL $ 44.70

FEB 16 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORPORATION

TO

THOMAS EMMETT MADDOX
and wife,
BETTY M. MADDOX

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

WARREN, AMERICAN & JONES
19TH FLOOR - THIRD NATIONAL BANK BLDG.

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