This instrument prepared by:
Maclin P. Davis, Jr.
1200 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED BOOK 4312 PAGE 492

Address New Owner as Follows:

Marjorie Cheatham Maddox
6 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same Map 104-13
Par. 250

For and in Consideration of Ten Dollars and other good and valuable considerations paid by MARJORIE CHEATHAM MADDOX, Grantee, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Marjorie Cheatham Maddox, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot no. 6, on the plan of Peach Blossom Square, as of record in book 3842, page 166, Register's Office for said County. Said lot no. 6 fronts 50 feet on the northerly side of Peach Blossom Square, and extends back between parallel lines 124.99 feet to a dead line. Being the same property conveyed to Fort Realty Company, by deed from Larchwood, Inc., of record in book 4179, page 571, said Register's Office.

This is improved property, known as 6 Peach Blossom Square, Nashville, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1969 which are assumed by Grantee.

2. Supplemental agreement between Shirley Johnson Douglas and J. H. Haley, Jr., dated May 31, 1967, as referred to in deed of record in book 4141, page 595, Register's Office for said county.

3. Easements, setback lines, restrictions and conditions shown on plan of Peach Blossom Square of record in book 3842, page 166, Register's Office for said county.

4. Restrictive covenants of record in book 4281, page 942, Register's Office for said county.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantor does covenant

with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 18th day of February, 1969.

FORT REALTY COMPANY

By T. J. Haile III

Attest:

Ruth Mitchell Fort
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mildred Jones Vaughn a Notary Public of the State and County aforesaid, personally appeared T. J. Haile, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Fort Realty Company, the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 1969.

Mildred Jones Vaughn
Notary Public

My commission expires:

My Commission Expires August 11, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mildred Jones Vaughn, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary-Treasurer of Fort Realty Company, the within named Grantor, a corporation, and that she as such Secretary-Treasurer, being authorized so to do, attested the execution of the foregoing instrument for the purpose therein contained by signing her name as Secretary-Treasurer of said corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 1969.

My Commission Expires August 11, 1971

Mildred Jones Vaughn
Notary Public

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $52,500.

Marjorie C. Maddox
Affiant

Subscribed and sworn to before me,
this the 18th day of February, 1969.

Michael James Vaughn
Notary Public

My commission expires:

My Commission Expires August 11, 1971

A 31472

IDENTIF. REFERENCE

FEB 24 2 37 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB24⁶⁹	CONV	52,500.00			
FEB24⁶⁹S'TAX			B*	136.50	
FEB24⁶⁹PR'FEE			B*	.50	
FEB24⁶⁹	W'DEED		B*	4.50	* 141.50