BOOK 4441 PAGE 568

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Maddux, et ux	Security Federal Sav. & Loan Association	Map 52-11
(NAME)	(NAME)	
1017 Berwick Trail	500 Union Street	Par. 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged and the assumption by grantees of an indebtedness, which is secured by a deed of trust of record in Trust Book _____ page _____, Register's Office, Davidson County, Tennessee, which indebtedness the grantees assume and hold the grantors herein harmless,

We, E. PAUL TOUCHTON and wife, BETTY A. TOUCHTON, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES H. MADDUX and wife, MARY A. MADDUX *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 45 on the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, Register's Office for said County.

Said Lot No. 45 fronts 178.26 feet on the northerly side of Berwick Trail and runs back between lines 218.19 feet on the easterly line and 202.76 feet on the westerly line to a dead line in the rear, measuring 213.50 feet thereon.

Being the same property conveyed to E. Paul Touchton and wife, Betty A. Touchton, by deed of record in Book 4014, page 118, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to 10 foot easement for public utilities along the rear line of premises, anchor easements, 100 foot building setback line from Berwick Trail, and conditions of owners certificate as shown on plan of record in Book 2133, page 83, R.O.D.C., Tenn.; and to restrictive covenants of record in Book 2241, page 209, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1017 (House Number) Berwick Trail (Street) P. O. Address: Madison (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES H. MADDUX and wife, MARY A. MADDUX *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 is unencumbered,* except as above set out,

And we, the grantors *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.*

Witness our *hand* s *this* 24 *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

X E. Paul Touchton
X Betty A. Touchton

BOOK 1441 PAGE 569

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Paul Touchton and wife, Betty A. Touchton,

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

Witness my hand and official seal at Flint Michigan
this 24th day of Aug., 19 70.

Thelma Ostrander Notary Public

Commission expires Sept 7, 1973

THELMA OSTRANDER
Notary Public, Genesee County, Mich.
My commission expires September 7, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or consideration of this transaction is $ 31,900.00.

Warren E. Heaves
AFFIANT

Sworn to and subscribed before me this 26th day of August, 1970.

Peggy Cantrell
Notary Public
My com. expires: Sept. 11, 1973

AUG27 70	CONV	31,900.00			
AUG27 70	S TAX		A*	87.94	
AUG27 70	PR FEE		A*	.50	
AUG27 70	W DEED		A*	3.00	* 86.44

WARRANTY DEED

FROM E. PAUL TOUCHTON, ETUX

TO JAMES H. MADDUX, ETUX

488243

IDENTIF. REFERENCE

AUG 27 2 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee