TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 60-1
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pr. 58
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4445 PAGE 177

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Monroe D. Maddox and wife, Leegene P. Maddox

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James Monroe Maddox and wife, Thelma C. Maddox

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their 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 Lot No. 46 on the Map of Section two, Aldrich Heights, as of record in Book 2133, page 128, Register's Office for said County.

Said Lot No. 46 fronts 106 feet on the southerly side of Ewing Lane and runs back between lines 304.09 feet on the easterly line and 225.71 feet on the westerly line to a dead line in the rear on which it measured 148.23 feet. Being the same property conveyed to James Monroe Maddox and wife, Omega Maddox, by deed from Woodbine Homes, Inc., as of record in Book 2446, page 379, said Register's Office, the said Omega Maddox having since died. The said James Monroe Maddox having since remarried.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 470 Ewing Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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, unless otherwise herein set out. And we 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.

Whenever 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 our hands this 11th day of Sept., 19 70.

James Monroe Maddox

Thelma C. Maddox

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named James Monroe Maddox and wife, Thelma C. Maddox the bargainors, 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 Nashville, Tennessee, this 11th day of September, 1970

Commission expires Notary Public

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. Monroe D. Maddox, 470 Ewing Lane, Nashville, Tenn. 37207

Warranty Deed

FROM
JAMES MONROE MADDOX & WIFE,
THELMA C. MADDOX

To
MONROE D. MADDOX AND WIFE,
LEEGENE P. MADDOX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIF. REFERENCE

SEP 14 3 09 PM '70

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 14 70	CONV	17,000.00			
SEP 14 70	S'TAX		A*	44.20	
SEP 14 70	PR'FEE		A*	.50	
SEP 14 70	W'DEED		A*	3.00	* 47.70

The e[illegible] instrument for record and co[illegible] sw[illegible] to the best of my knowledge and belief that the greater of the actual consideration or value of the property interest herein transferred is $ 17,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 14 day of Sept., 1970

My commission expires: 12-30-1972

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE