This Instrument Prepared by: [illegible] Atty.
4705 Gallatin Road
Nashville Tennessee 37216

BOOK 4452 PAGE 148

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS HUGGINS, ET UX	SAME	Map 82-3
(NAME): 1117 STAINBACK	(NAME):	Par. 367
(STREET ADDRESS OR ROUTE NUMBER): NASHVILLE, TENNESSEE	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.d

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged.

JAMES H. MADDUX AND WIFE, MARY A. MADDUX *have bargained and sold, and by these presents do transfer and convey unto the said* THOMAS HUGGINS AND WIFE, THELMA HUGGINS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 55 on the plan of Sharp & Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to James H. Maddux per Deed Book 2277, page 45, said Register's Office, and his wife, Mary A. Maddux joins in this instrument conveying her interest.

This is unimproved ( ) improved (X) property, known as 1117 Stainback Avenue (House Number / Street), Nashville (P. O. Address), Tennessee (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 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.*

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 *hands this* 13th *day of* October, *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.*

Mary A. Maddux

James H. Maddux

STATE OF TENNESSEE DAVIDSON CO.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. MADDUX AND WIFE, MARY A. MADDUX

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 Nashville, Tennessee, this 13th day of October, 19 70.

Commission expires 2/3/74

Notary Public

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:

I hereby swear or affirm that the actual value or consideration for this transfer, is $10,900.00.

Affiant

Sworn to and subscribed before me,
This the 13th day of Oct, 1970.

Notary Public
My Commission Expires: 2/3/74

THOMAS E. STEWART
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

OCT 14 70	CONV	10,900.00			
OCT 14 70	S'TAX		A*	28.34	
OCT 14 70	PR'FEE		A*	.50	
OCT 14 70	W'DEED		A*	3.00	* 31.84

WARRANTY DEED

FROM
JAMES H. MADDUX, ET UX

TO
THOMAS HUGGINS, ET UX

A 93099

IDENTIF. REFERENCE

OCT 14 3 01 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

Mail to: Commercial Federal
Thomas E. Stewart
Box 521
Madison, Tenn. 37115