WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Matthew G. B. Maddin (NAME)	Same (NAME)	Map. 116-7
111 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 34
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten ($10.00) -*DOLLARS*

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness owed by the Grantors to Life & Casualty Insurance Company of Tennessee, said indebtedness being secured by a deed of trust of record in Book 3883, page 484, Register's Office for Davidson County, Tennessee, we,

Edward G. Nelson and wife, Carole M. Nelson,

have bargained and sold, and by these presents do transfer and convey unto the said Matthew G. B. Maddin and wife, Elizabeth W. Maddin, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the easterly part of Lot No. 3, all of Lot No. 4 and a 30-foot strip lying between Lots Nos. 3 and 4 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, described together as follows:

BEGINNING at a point on the southerly margin of Lynwood Boulevard, 20-feet westerly from the southwest corner of said Lynwood Boulevard and a 30-foot abandoned strip, said point being also the northeast corner of a part of Lot No. 3 conveyed to Henry S. Sawrie and wife, Florence J. Sawrie, by deed from Susanne Warner Bass and husband, of record in Book 1556, page 483, said Register's Office; thence with the southerly margin of said Lynwood Boulevard, eastwardly 50 feet to the beginning of a curve; thence around said curve in a southeasterly direction 130 feet to a point; thence continuing with the southerly margin of said Boulevard, southeastwardly 230 feet to the northeast corner of Lot No. 5 on said plan; thence with the line between said Lots Nos. 4 and 5, south 69° west 270-1/2 feet to a point on the easterly margin of said abandoned strip; thence crossing said strip, westwardly 30 feet to the southeast corner of said Lot No. 3; thence with the line between Lots Nos. 3 and 15, south

THIS INSTRUMENT PREPARED BY
DEARBORN, WARNER & ALEXANDER, ATTYS.
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $51,000.00

Subscribed and sworn to before me, this the 10TH day of August 19 71

Affiant

My commission expires: 7-31-74 (Affix Seal)

Notary Public

81-3/4° west 32.5 feet to the southeast corner of said Sawrie property; thence with the eastern boundary line of said Sawrie property, northwardly 285.3 feet to the beginning.

Being the same property conveyed to Edward G. Nelson and wife, Carole M. Nelson, by deed from Pauline Prentiss Nelson, as of record in Book 3883, page 480, said Register's Office.

unimproved ( )
This is improved (X) property, known as 111 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (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 Matthew G. B. Maddin and wife, Elizabeth W. Maddin, their *heirs and assigns, forever.*

And we *do covenant with the said* Matthew G. B. Maddin and wife, Elizabeth W. Maddin, *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 forth.

And Edward G. Nelson and wife, Carole M. Nelson, *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Matthew G. B. Maddin and wife, Elizabeth W. Maddin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 13th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X [signature]

X Carole M. Nelson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy G. Reed, a Notary Public in and for said County and State, the within named Edward G. Nelson and wife, Carole M. Nelson,

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 13 day of August, 19 71.

Dorothy G. Reed, Notary Public.

Commission Expires 7-31-73

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , 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 , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by self.

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

Notary Public

Commission Expires

AUG 16 E CONV 81,000.00
AUG 16 E S'TAX A* 210.60
AUG 16 E POSTEE A* .50
AUG 16 E W'DEED A* 6.00 * 217.10

IDENTIF. REFERENCE 327007

FILED AUG 16 1 42 PM '71
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.