WARRANTY DEED

BOOK 4779 PAGE 143

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph A. Formosa (NAME)	Lomas & Nettleton (NAME)	Map 31-4
1128 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Parcel 237
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. (CITY) (ZONE) (STATE)	16 DA 38648

FOR AND IN CONSIDERATION of the sum of ($35,000.00)

THIRTY FIVE THOUSAND and NO/100 ---------- Dollars, including both cash in hand paid by JOSEPH A. FORMOSA, III and wife, SUSAN R. FORMOSA, hereinafter referred to as GRANTEES, and agreement by the GRANTEES to assume and pay the principal balance of a certain note secured by a deed of trust of record in Book 4353, page 725, and other good and valuable considerations the receipt of all of which is hereby acknowledged, we,

DAVID D. MADDUX and wife, KAREN W. MADDUX, GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said

GRANTEES,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 46 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 190.6 feet on the west line and 188.7 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to David D. Maddux and wife, Karen W. Maddux by deed from David B. Drescher and wife, Rose Ann M. Drescher of record in Book 4371, page 5, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of January, 19 74

Notary Public

My commission expires: Nov. 17, 1976 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 1128 Duncanwood Drive (House Number) (Street) Nashville, Tennessee P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES,

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the hereinabove referred to mortgage assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES,

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this fourth day of January, 19 74, 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:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

mail TO

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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, David D. Maddux and Karen W. Maddux

the within named 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 4th day of January 19 74.

Merle H. Wannamaker, Notary Public

Commission expires Nov. 17, 1976

MERLE H. WANNAMAKER NOTARY PUBLIC DAVIDSON COUNTY

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.....

JAN-8-	CONV	35,000.00			
JAN-8-	STAX		A*	91.00	
JAN-8-	PRFEE		A*	.50	
JAN-8-	WDEED		A*	4.00	* 95.50

WARRANTY DEED

FROM David D. Maddux et ux

TO Joseph A. Formosa et ux

C 37765

IDENTIF. REFERENCE

JAN 8 2 02 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238