BOOK 4779 PAGE 907

This Instrument Was Prepared By
Nancy W. Peebles (mp)
Of The Law Firm Peebles & Samson
Stahlman Building: Nashville, Tennessee

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David D. Maddux et ux. | Same | 132-5-40 |
| (NAME) 899 Thompson Avenue | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Fifty Two Thousand and no/100 ($52,000.00) Dollars,

cash in hand paid by David D. Maddux and wife, Karen W. Maddux, the receipt of which is hereby acknowledged,

We, Clayborne T. McLemore, Jr. and wife, Margaret L. McLemore,

have this day bargained and sold, and do hereby transfer and convey unto the said David D. Maddux and wife, Karen W. Maddux, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 47 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.
Said Lot No. 47 fronts 200 feet on the west side of Thompson Avenue and runs back between lines 404.3 feet on the south line and 394.8 feet on the north line, which is a broken line, to the east of Overton Avenue, on which it measures 82 feet.
Being the same property conveyed to Clayborne T. McLemore, Jr. and wife, Margaret L. McLemore, by deed from William R. McKibbon and wife, Louise P. McKibbon, of record in Book 3186, page 561, Register's Office for said County.

Also included in this conveyance is that part of Overton Avenue, now closed by Ordinance No. 77 of the City of Oak Hill, Tennessee, as it abuts Lot No. 47 on the Map of Brookhaven Estates, to which rights are claimed by the grantors herein by instrument of record in Book 4239, page 783, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 9th day of January 1974

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 899 Thompson Avenue, Nashville, Tennessee
(House Number) (Street) 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 David D. Maddux and wife, Karen W. Maddux, 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 taxes for 1974 which are prorated and 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 David D. Maddux and wife, Karen W. Maddux, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 9th day of January, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clayborne T. McLemore, Jr.

Margaret L. McLemore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Unsigned, a Notary Public in and for said County and State, Clayborne T. McLemore, Jr. and wife, Margaret L. McLemore,

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 9th day of January, 19 74.

NOTARY PUBLIC ★ MARY McSWINEY ★ DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 8, 1977

My commission expires

Mary McSwiney 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 _____.

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. ★ MARY McSWINEY

JAN 11 '74 CONV 52,000.00
JAN 11 '74 STAX A* 135.20
JAN 11 '74 PRTFEE A* .50
JAN 11 '74 W/DEED A* 4.00 * 139.70

C 3 8 1 2 0

IDENTIF. REFERENCE

JAN 11 8 34 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS.
AMERICAN TRUST BL
NASHVILLE, TENN. 37...

222608

WARRANTY DEED

FROM
Clayborne T. McLemore, Jr. et ux.

TO
David D. Maddux et ux.

Compliments of

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