This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 4879 PAGE 786

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Maddux		
(NAME) 3508 Colins Pointwest	(NAME) [signature]	136-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37217	(STREET ADDRESS)	Par 53
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths---------- ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by John E. Maddux and wife, Jane S. Maddux and other good and valuable considerations the receipt of which is hereby acknowledged,

PHILHALL CORP. *has bargained and sold, and does hereby transfer and convey unto the said*

JOHN E. MADDUX AND WIFE, JANE S. MADDUX, their ~~XXXXX~~ *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Priest Lake Park, Section 5, of record in Book 4460, page 175, Register's Office for said County, to which plan reference is hereby made.

Being part of the same property conveyed to Philhall Corp. by deed from Green Hills Towers, Inc. of record in Book 4695, page 980; and by deed from Waterfalls Developers, Inc. of record in Book 4598, page 928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4698, page 969; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 175, R.O.D.C., Tennessee.

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LUNSFORD M. HOLLIN JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 30th day of December 1974.

[signature] Affiant

My commission expires: 3-23-1976 (Affix Seal)

[signature] Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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
John E. Maddux and wife, Jane S. Maddux, their
~~XXXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
John E. Maddux and wife, Jane S. Maddux, their
~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 30th *day of* December, 19 74, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORP.

By [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Lunsford M. Hollins Jr., a Notary Public of the State and County aforesaid, personally appeared Charles S. Wells Jr. with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Philhall Corp., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 19 74.

Lunsford M. Hollins Jr. Notary Public

Commission expires Feb. 23, 1976

JAN-7 75	CONV	46,500.00			
JAN-7 75 S TAX			A*	120.90	
JAN-7 75 P&F FEE			A*	.50	
JAN-7 75	W DEED		A*	4.00	* 125.40

WARRANTY DEED

FROM
Philhall Corp.
TO
John E. Maddux et ux.

C 83580

IDENTIF. REFERENCE

JAN 7 11 46 AM '75

FELIX A. ALLEN JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING