BOOK 5015 PAGE 762

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Joseph O. Maddux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1976

Gail R. Parsons
Notary Public

MY COMMISSION EXPIRES: 2/22/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph O. Maddux, et ux (NAME)	Same (NAME)	Map 117-10
2400 Valley Brook Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 33
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 7DA 36490

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALFORD C. SINCLAIR and wife, SYLVIA F. SINCLAIR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH O. MADDUX and wife, ANNE C. MADDUX,

HEREINAFTER CALLED THE GRANTEES, 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. 21 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Bear Road at the corner of Lots Nos. 20 and 21; thence with the southerly margin of said road, eastwardly and southeastwardly to the westerly margin of Valley Brook Road, and continuing with the westerly margin of Valley Brook Road, in all 465.6 feet to the corner of Lots Nos. 1 and 21; thence with the line between said two lots, westwardly 230 feet to the southeast corner of Lot No. 20; thence with the easterly line of said Lot No. 20, northwardly 291.1 feet to the beginning.

BEING the same property conveyed to Alford C. Sinclair and wife, Sylvia F. Sinclair, husband and wife, by deed from Morris Moughon and wife, Virginia Brown Moughon, of record in Book 4766, page 740, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 1049, page 28, amended in Book 1809, page 149, said Register's Office; SUBJECT to setback line shown on Plan of record in Book 974, page 29, said Register's Office; SUBJECT to easement of record in Book 1196, page 493, said Register's Office; and SUBJECT to 1976 taxes, which have prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 2400 Valley Brook Road, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of April, 1976

Alford C. Sinclair
ALFORD C. SINCLAIR

Sylvia F. Sinclair
SYLVIA F. SINCLAIR

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John T. Conners Jr, a Notary Public in and for said County and State, the within named Alford C. Sinclair and wife, Sylvia F. Sinclair,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April 1976

Commission expires 10-23-76

John T. Conners Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ALFORD C. SINCLAIR and wife,

SYLVIA F. SINCLAIR

TO

JOSEPH O. MADDUX and wife,

ANNE MADDUX

D 44868

IDENTIFICATION REFERENCE

APR 15 3 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR 15 76	CONV	90,000.00				
APR 15 76	CONV	26,000.00				
APR 15 76	ST'TAX		B*	301.60		
APR 15 76	PR'FEE		B*	.50		
APR 15 76	W'DEED		B*	4.00	*	306.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.