This Form furnished by Attorneys Title Company, Inc.

BOOK 5031 PAGE 180

Form No. WD-3

FROM

J. O. MADDUX and wife, ANNE C. MADDUX

TO

ERWIN C. HARGROVE, JR. and wife, LYNNE D. HARGROVE

For draftsman's use

Prepared by:

John T. Conners, Jr.
Boult, Cummings, Conners & Berry
21st Floor, First American Center
Nashville, TN 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin C. Hargrove, Jr. (NAME)	Same (NAME)	Map 116-11
332 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 63
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB BM 01100

(FOR REGISTER'S USE)

D51832

IDENTIF. REFERENCE

JUN 2 3 59 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$75,000.00 Erwin C. Hargrove, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 76.

Mary W. Ribelin
Notary Public

MY COMMISSION EXPIRES: 2/8/78

(AFFIX SEAL)

For and in Consideration of the sum of TEN and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

J. O. MADDUX and wife, ANNE C. MADDUX, hereinafter called the grantors,

JUN-2?? CONV 75,000.00
JUN-2?? S'TAX B* 135.00
JUN-2?? PR'FEE B* .50
JUN-2?? W'DEED B* 6.00 * 201.50

have bargained and sold, and by these presents do transfer and convey unto the said grantees, ERWIN C. HARGROVE, JR. and wife, LYNNE D. HARGROVE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the east part of Lot No. 39 on the Map of Royal Oaks Subdivision, as of record in Book 421, pages 102 and 103 of the Register's Office for said County, and described according to a copy of a survey thereof made July 24, 1942, by S. R. Sanford, Jr., Engineer, and also part of Glenside Avenue as closed by City of Belle Meade Ordinance No. 36, and per agreement between John B. Smith and wife, et al., as of record in Book 1852, page 225, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Elizabeth O. Nellums and husband, M. E. Nellums, by deed from Union Trust Company, Inc., of record in Book 1133, page 570, said Register's Office, being the southwest corner of the lot in question; thence with Nellum's east line North 37° East 430 feet to a point where the easterly margin of Pendleton Avenue and the westerly margin of Glenside Avenue intersect if extended; thence with the westerly margin of Glenside Avenue if extended and along the westerly margin of said Avenue as now located, South 0° 30' West 496 feet to a point where the westerly margin of Glenside Avenue if extended would intersect the north margin of Lynwood Boulevard if extended; thence with the margin of Lynwood Boulevard, North 59° West 296 feet to the point of beginning.

SAID lot is triangular in shape, and INCLUDED in the above description but EXCLUDED herefrom are two small tracts bounded by the east line of the Nellums property if extended and the west margin of Glenside Avenue if extended, with the base on the south line of the land herein included as shown on said survey, and another small triangular strip bounded by the westerly side of Glenside Avenue if extended and the northerly margin of Lynwood Boulevard if extended with the base on the southeast corner of the land herein included as shown on said survey, and a portion of Glenside Avenue, as closed, running from the north margin of Lynwood Boulevard adjoining the above described property on the east side and running north a distance of 450 feet. Said portion of said street running to the centerline of a street as originally dedicated on the plan of record in Book 421, page 102 and 103, and the width of said street has never been accurately determined.

BEING the same property conveyed to J. O. Maddux and wife, Anne C. Maddux, by deed from John B. Smith and wife, Frances H. Smith, of record in Book 2740, page 628, Register's Office for Davidson County, Tennessee.

SUBJECT to easements for water mains, etc., recorded in Book 613, page 404, and in Book 924, page 24, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is ~~unimproved~~ (X) improved property, known as 332 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

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.

Witness our hand s this 2nd day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. O. Maddux

J. O. Maddux

Anne C. Maddux

Anne C. Maddux

Form No. WD3b

BOOK 5031 PAGE 182

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Mary W. Ankenauer, a Notary Public in and for said County and State, the within named J. O. Maddux and wife, Anne C. Maddux

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 2nd day of June, 1976.

Mary W. Ankenauer, Notary Public

Commission Expires 2/4/78

NOTARY PUBLIC DAVIDSON

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, 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 _____.