WARRANTY DEED

BOOK 5051 PAGE 1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,244.00

Doylebert E. Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 11/5/77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doylebert E. Maddox (NAME)	First & Mid-South Mtg. Co. (NAME)	
537 Augusta Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	75-4
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	167 Plat

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, William R. Sorey and wife, Eugenia S. Sorey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doylebert E. Maddox and wife, Deborah N. Maddox

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. 417 on the Plan of Tulip Grove, Section Six, of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 417 fronts 98.0 feet on the easterly side of Augusta Drive and runs back 153.86 feet on the northerly line and 155.52 feet on the southerly line to a line at the rear measuring 88.24 feet thereon.

Being the same property conveyed to William R. Sorey and wife, Eugenia S. Sorey by deed from Billy W. Milliken and wife, Betty G. Milliken, as of record in Book 4876, page 302, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4689, page 576, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved (XX) improved property, known as 537 Augusta Drive, Hermitage, TN. 37076
(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 12th day of July, 19 76

William R. Sorey

E. V. X

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Sorey and wife, Eugenia S. Sorey

the 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, TN. this 1 day of July, 1976

Commission Expires 11/15/78

Notary Public

STATE OF
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 purpose 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

JUL27⁷⁶	CONV	37,364.48			
JUL27⁷⁶	S'TAX		B*	97.24	
JUL27⁷⁶	PR'FEE		B*	.50	
JUL27⁷⁶	W'DEED		B*	4.00	* 101.74

WARRANTY DEED

FROM William R. Sorey et ux

TO Doylebert E. Maddox et ux

TITLE INSURED BY POLICY NUMBER:

D60369

Title Associates, Inc. Title Insurance Agency of Nashville

JUL 27 2 PM '76

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York

W. G. Trauger, ATTORNEY
P.O. Box 6000
NASHVILLE, TENN. 37214