This instrument was prepared by Morrow Smith, Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215. mail

WARRANTY DEED

BOOK 5099 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Maggart etux, ~~Rita Johnson Maggart~~ (NAME)	Fedelity Federal Savings & Loan (NAME)	Map 115-14
512 Neilwood Drive	401 Union Street	Parcel 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	8D-72290
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Tan and 00/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by the Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is acknowledged, including the assumption by the Grantees of the unpaid balance of the indebtedness in the original amount of $36,600.00 payable to Fidelity Federal Savings and Loan; and secured by deed of trust executed by George R. Addleman and wife, Sharon L. Addleman to Vaden Lackey Jr., Trustee of record in Book 4686, page 320, Register's office for Davidson County, Tennessee, which said unpaid balance the said Grantees hereby agree to assume and promise to pay,

We, George R. Addleman and wife, Sharon L. Addleman, hereinafter called Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* John C. Maggart and wife, Rita Johnson Maggart, hereinafter called Grantees, their

~~XXXXX~~, *heirs and assigns,*

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

(See description on extra page)

This conveyance is subject to restrictive covenants of record in Book 2340, page 513, as amended in Book 2341, page 221, said Register's Office and to the Plan of record in Book 2331, page 13, said Register's Office.

Grantors escrow account and hazard insurance coverage is being purchased by and transferred to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 17th day of December 1976

Affiant John C. Maggart

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public Morrow Smith

This is improved ( ) unimproved (X) property, known as 512 Neilwood Drive, 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 Grantees, their ~~XXXXX~~ *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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 17th day of December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George R. Addleman

George R. Addleman

Sharon L. Addleman

Sharon L. Addleman

BOOK 5099 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* George R. Addleman and wife, Sharon L. Addleman

the within named 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 17th *day of* December, *19*76.

Milton W Smith Jr. *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Nov 26, 1979

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 .....

WARRANTY DEED

FROM
George R. Addleman etux.

TO
John C. Maggart etux.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Land Description on first page of Warranty Deed:

Land in Davidson County, Tennessee, being Lot No. 718 on the plan of West Meade Farms, Inc., Section 7, as of record in book 2331, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 718 fronts 137.2 feet on the northeasterly side of Neilwood Drive and extends back 686.0 feet on the northwesterly line and 543.4 feet on the southeasterly line to a broken line measuring 402.3 feet thereon.

Included but excluded is that portion of said lot which was conveyed to Neal Matthews, Jr., and wife, with the consent of the Planning Commission, by deed from Ralph Mitchell, Jr., and wife, of record in Book 3021, page 127, said Register's Office, described as follows:

Beginning at a point in the northeasterly margin of Neilwood Drive, common front corner of Lots Nos. 717 and 718; thence northeasterly with the line between said two lots 543.4 feet to a point, the common rear corner of said two lots; thence in a southwesterly direction 424 feet to a point which is 14.1 feet northwesterly from the line between Lots Nos. 717 and 718; thence southwesterly 120.4 feet to the point of beginning.

D 8 2 2 1 8

TICOR TITLE REFERENCE

DEC 21 2 50 PM '76

REGISTER DAVIDSON COUNTY, TENN.

CONV

W DEED

157.30