BOOK 5164 PAGE 713

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stephen T. Maddux (NAME)	First Federal Savings & Loan (NAME)	
2025 Hickory Hill Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 500 Clearview Plaza (STREET ADDRESS)	74-16 162
Hermitage, Tn. 37076 (CITY) (P. O. ZONE) (STATE)	Mt. Juliet, Tn. 37122 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ---------- ($10.00) ---- *Dollars,*
cash in hand and other good and valuable consideration the receipt of which is hereby acknowledged, and the agreement by the Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 5027, page 983, Register's Office for Davidson County, Tennessee.

We, Anthony Gregory Sheanshang and wife Elizabeth Ann Sheanshang

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen T. Maddux and wife Stella L. Maddux

their (sXXXX, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Stones River Estates, Section I, of record in Book 3900, page 139, Register's Office for said County.

Said Lot fronts 138.14 feet on the south side of Hickory Hill Lane and runs back 158.83 feet on the west line and 221 feet on the east line to a dead line in the rear on which it measures 169.59 feet.

Being the same property conveyed to Anthony Gregory Sheanshang and wife, Elizabeth Ann Sheanshang, by deed from Helen Joy Carr, unmarried, of record in Book 5027, page 981, Register's Office for said County.

This Conveyance is made subject to the following encumbrances:

1. 1977 Taxes to be prorated and assumed by Grantees.
2. A 10-foot easement for public utilities on premises and anchor easement located on premises, 65-foot building set-back line from Hickory Hill Lane, and conditions of owner's certificate as shown on Plan of record in Book 3900, page 139, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 3182, * page 429, and amended in an instrument of record in Book 3375, page 291,* (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Subscribed and sworn to before me, this the 21st day of June 19 77

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2025 Hickory Hill Lane, Hermitage, Tn. (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
Stephen T. Maddux and wife Stella L. Maddux
their XXXXX (heirs)
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 set forth above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Stephen T. Maddux and wife Stella L. Maddux
their
XXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this day of , 1977, *the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Anthony Gregory Sheanshang
Anthony Gregory Sheanshang

× Elizabeth Ann Sheanshang
Elizabeth Ann Sheanshang

2161 · 3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., *a Notary Public in and for said County and State,* Anthony Gregory Sheanshang and wife Elizabeth Ann Sheanshang

the within named 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 Nashville
this 27th *day of* June, *19* 77

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC Davidson County, TENN.

Notary Public

Commission expires.....

My Commission Expires August 15, 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.....

(continued)

Register's Office for Davidson County, Tennessee.

4. Deed of Trust of record in Book 5027, page 983, Register's Office for Davidson County, Tennessee.

JUN28'77	CONV	62,500.00			
JUN28'77	S'TAX		B*	162.50	
JUN28'77	PR'FEE		B*	.50	
JUN28'77	W'DEED		B*	4.00	* 167.00

WARRANTY DEED

FROM

TO

E 11530

JUN 28 1 35 PM '77

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238