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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| | First Federal S&L Assn. | 116-7 |
| (NAME) | (NAME) Union at Fourth | 34 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein; we,

APR-5 78 CONV 90,000.00
APR-5 78 CONV 54,900.00
APR-5 78 S'TAX B* 376.74
APR-5 78 PR'FEE B* .50
APR-5 78 W'DEED B* 4.00 * 381.24

MATTHEW G. B. MADDIN and wife, ELIZABETH W. MADDIN,

have bargained and sold, and by these presents do transfer and convey unto the said LOUIS C. WILLIAMS and wife, DONNA F. WILLIAMS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly part of Lot No. 3, all of Lot No. 4, and a 30-foot strip lying between Lots Nos. 3 and 4 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, described together as follows:

BEGINNING at a point on the southerly margin of Lynwood Boulevard, 20 feet westerly from the southwest corner of said Lynwood Boulevard and a 30-foot abandoned strip, said point being also the northeast corner of a part of Lot No. 3 conveyed to Henry S. Sawrie and wife, Florence J. Sawrie, by deed from Susanne Warner Bass and husband, of record in Book 1556, page 483, said Register's Office; thence with the southerly margin of said Lynwood Boulevard, eastwardly 50 feet to the beginning of a curve; thence around said curve in a southeasterly direction 130 feet to a point; thence continuing with the southerly margin of said Boulevard, southeastwardly 230 feet to the northeast corner of Lot No. 5 on said plan; thence with the line between said Lots Nos. 4 and 5, South 69° West 270-1/2 feet to a point on the easterly margin of said abandoned strip; thence crossing said strip, westwardly 30 feet to the southeast corner of said Lot No. 3; thence with the line between Lots Nos. 3 and 15, South 81-3/4° West 32.5 feet to the southeast corner of said Sawrie property; thence with the eastern boundary line of said Sawrie property, northwardly 285.3 feet to the beginning.

BEING the same property conveyed to Matthew G. B. Maddin and wife, Elizabeth W. Maddin, by deed from Edward G. Nelson and wife, Carole M. Nelson, by deed of record in Book 4529, page 344, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements and setback lines applicable thereto, and to the lien of taxes for the year 1978.

This is improved ( X ) property, known as 111 Lynwood Blvd. (House Number) (Street)
unimproved ( )

Nashville, TN 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31st day of March, 19 78.

X Matthew G. B. Maddin
Matthew G. B. Maddin

X Elizabeth W. Maddin
Elizabeth W. Maddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Bobbie N. Murphy, a Notary Public in and for said County and State, the within named Matthew G. B. Maddin and wife, Elizabeth W. Maddin,

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, Tennessee, this 31st day of March, 19 78.

My commission expires 10-18-81 Notary Public Bobbie N. Murphy

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 144,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Tom C. Williams

Sworn to and subscribed before me this 5th day of April, 19 78.

My commission expires 10-18-81 Notary Public Bobbie N. Murphy

| This instrument was prepared by: | |
|---|---|
| John J. Archer, Attorney, 300 Court Square Bldg., Nashville, TN 37201 | |
| Name | Address |

WARRANTY DEED

FROM

MATTHEW G. B. MADDIN, ET UX

TO

LOUIS C. WILLIAMS, ET UX

E 58203

IDENTIF. REFERENCE

APR 5 2 19 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File 1st Federal