E. D. 1st

File 1st Fed

This instrument prepared by David T. Hooper, 500 Court Square Building, 300 James Robertson Parkway, Nashville, Tennessee 37201.

BOOK 5418 PAGE 550

WARRANTY DEED

2401726 dw

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Vincent Maddux and wife, Helene Finto Maddux	same	Map 130-1
117 Blackburn Ave.	same	Parcel 182
Nashville, Tennessee 37205	same	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ROBERTA S. HOOPER, JAMES ROBERT MADDUX, and FRANK TILLMAN MADDUX, JR. have this day bargained and sold, and do hereby transfer and convey unto the said MARK VINCENT MADDUX and wife, HELENE FINTO MADDUX the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northwesterly 1/2 of Lot No. 119 and all of Lot No. 121, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

SAID part of Lot No. 119 and all of Lot No. 121 front together 90 feet on the northeasterly side of Blackburn Avenue and run back 187.2 feet on the northwesterly line and 204.9 feet on the southeasterly line to a dead line, measuring 91.65 feet thereon.

BEING the same property conveyed to Robert J. Schrader and wife, Cora Mai Schrader, by deed from the Trustees of the Belle Meade Methodist Church, of record in Book 2749, page 562, Register's Office for Davidson County, Tennessee. The said Robert J. Schrader and Cora Mai Schrader, both having since died. The said Robert J. Schrader having predeceased the said Cora Mai Schrader. The said Cora Mai Schrader, having died intestate, having left as her sole heirs at law Roberta S. Hooper, James Robert Maddux, Frank Tillman Maddux, Jr., and Mark Vincent Maddux.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of April 19 79

Notary Public

My commission expires: 8/13/80 (Affix Seal)

This is improved ( ) unimproved ( ) property, known as 117 Blackburn Avenue (House Number) (Street) Nashville, Tennessee P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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.

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 (successors), heirs and assigns, against the lawful claims of all persons.

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 2nd day of April 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roberta S. Hooper
Roberta S. Hooper

James Robert Maddux
James Robert Maddux

Frank Tillman Maddux Jr
Frank Tillman Maddux, Jr.

BOOK 5418 PAGE 551

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JAMES ROBERT MADDUX *a Notary Public in and for said County and State,* Roberta S. Hooper and Frank Tillman Maddux, Jr. two of

the within named 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* 2ND *day of* April, *19* 79.

Commission expires October 31, 1982 James Robert Maddux *Notary Public*

JAMES ROBERT MADDUX NOTARY PUBLIC DAVIDSON COUNTY

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 .....

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 James Robert Maddux

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 19 79

My commission expires 8/13/80 Notary Public Dorothy A. Wilson

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6663 04/09/79 CHECK

WARRANTY DEED

FROM
JAMES ROBERT MADDUX, FRANK TILLMAN MADDUX, JR., & ROBERTA S. HOOPER

TO
MARK VINCENT MADDUX and wife, HELENE FINTO MADDUX

F. 23050

IDENTIF. REFERENCE

APR 9 2 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Filed 1st

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5418 PAGE 552

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37000.00- CO	
			96.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	100.70-
4663A	04/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 3 0 5. 0

IDENTIF. REFERENCE T

Apr 9 2 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 076064