THIS INSTRUMENT WAS PREPARED BY [illegible], ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TN. 37115

WARRANTY DEED

BOOK 5458 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN E. MANEY ET UX	FIDELITY FEDERAL S. & L. ASSN.	MAP 31
(NAME) 433 Lickton Pike	(NAME) 401 UNION STREET	PARCEL 77
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, Tn. 37189	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	10D08450
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars, cash in hand paid by the said grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION; and secured by a deed of trust executed by James D. Baxendale and wife, Jo Alice Baxendale, of record in Book 5166, page 6, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay;

We, JAMES D. BAXENDALE and wife, JO ALICE BAXENDALE, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN E. MANEY and wife, THRESA E. MANEY, the Grantees herein, their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, October 7, 1961, as follows:

BEGINNING at a spike in the middle of a culvert in the center of Lickton Pike at the southwest corner of the property conveyed to Willie Furlong and wife, by deed from Stanley Lyons and wife, of record in Book 3376, page 85, Register's Office for said County; thence south 57° east 375 feet to a point in the center of Whites Creek; thence with the center of said Creek south 7° east 50 feet, south 40° west 90 feet, and south 35° west 275 feet; thence westerly 35 feet to the center of said Lickton Pike; thence with the center of same north 7° west 547 feet to the beginning, containing 2.05 acres, more or less.

Being the same property conveyed to JAMES D. BAXENDALE and wife, JO ALICE BAXENDALE, by deed from THOMAS M. DRIVER and wife, GLADYS M. DRIVER, of record in Book 5166, page 4, Register's Office for Davidson County, Tennessee.

The Post Office for mailing purposes, list this property as 590 Lickton Pike, White Creek, Tn. 37189.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,557.45

Subscribed and sworn to before me, this the 29th day of June, 19 79

Affiant: John E. Maney

My Commission expires: March 6, 1979 (Affix Seal)

Notary Public: [illegible]

( ) Unimproved
(X) This is improved property, known as 433 Lickton Pike, Whites Creek, Tennessee 37189
(House Number) (Street) 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 ~~XXXXXXX~~ 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 ~~XXXXXX~~ 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 29th day of June, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James D. Baxendale (James D. Baxendale)

Jo Alice Baxendale (Jo Alice Baxendale)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James D. Baxendale and wife, Jo Alice Baxendale

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 Madison, Tennessee *this* 29th *day of* June, *19* 79.

NOTARY PUBLIC

Notary Public

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 .....

F-37662

IDENTIF. REFERENCE

JUN 29 3 12 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James D. Baxendale et ux

TO
John E. Maney et ux

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

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

RECEIVED OF _____

FOR _____

BOOK 5458 PAGE 438

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
			58557.45- CO	
			152.36 CO TX	
			.50 PRFEE	
			4.00 WDETD	
			CHECK 156.86-	
			3358A06/29/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 7 6 6 2

IDENTIF. REFERENCE

JUN 29 3 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694179