Ervin M. Entrekin, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5546 PAGE 901

3255

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DREW R. MADDUX, SR.	Same ✓	43-5
516 Indian Lake Road (NAME: STREET ADDRESS OR ROUTE NUMBER)	P.O. Box BB (NAME: STREET ADDRESS)	31 & 32
Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	Hendersonville, Tn. 37075 (CITY) (STATE) (ZIP)	

12/21 380.00 CHECK

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of and agreement to pay the unpaid balance of $21,000 due and payable on a note to C. A. Wilson and wife Mary Jane Wilson and the unpaid balance of $21,000 due and payable on seven (7) notes to J. R. Coarsey and wife Erminia S. Coarsey, which notes are secured by the lien of an installment deed of record in book 5090, page 328, Register's Office for Davidson County, Tennessee,

Eller Bros, Inc.

~~have~~ has this day bargained and sold, and do hereby transfer and convey unto the said Drew R. Maddux, Sr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County Tennessee being Lot Numbers 8 and 9 on the Map of Madison Annex Subdivision, as of record in Plat Book 843, page 32 in the Register's Office of Davidson County, Tennessee and further described according to a survey made by Robert Cummings, surveyor, dated November 11, 1979, as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way of Nesbitt Lane with the westerly right-of-way of Gallatin Pike (U.S. Highway 31E); thence, with said westerly right-of-way south 3 degrees 26 minutes west 200.00 feet to an iron pin, said pin being the northeast corner of Lot #7 of said Madison Annex Subdivision; thence, leaving said right-of-way with the northerly boundary line of said Lot #7, owned by B. S. Fitzpatrick as of record in Deed Book 3136, page 351 in the Register's Office of Davidson County, Tennessee, north 86 degrees 05 minutes west 299.84 feet to an iron pin, said pin being in the easterly right-of-way of the Louisville and Nashville Railroad as per said Madison Annex Subdivision and being 33 feet from the centerline of the easterly of two tracts running in said railroad right-of-way; thence, with said railroad right-of-way north 12 degrees 33 minutes east 202.28 feet to an iron pin in the southerly right-of-way of Nesbitt Lane; thence, with said right-of-way south 86 degrees 05 minutes east 267.80 feet to the beginning and containing 1.30 acres or 56,628 square feet.

Being the same real property conveyed to Eller Brothers, Inc. by deed of C. A. Wilson, Trustee of record in Book 5090, page 328, Register's Office for Davidson County, Tennessee

The above property is subject to: A 10 foot utility easement running 5 feet to either side of an existing power line as of record in Deed Book 2595, page 546 in the Register's Office of Davidson County, Tennessee; a 20 foot sanitary sewer easement running 10 feet to either side of an existing 8" sewer line serving the above described tract from the southerly right-of-way of Nesbitt Lane to an existing manhole located in said tract as of record in Deed Book 4129, page 886 in the Register's Office of Davidson County, Tennessee; and a Louisville and Nashville Railroad charter right-of-way extending 76 feet from the centerline of the easterly of two tracks running in said right-of-way and encompassing the westerly 43 feet of the above described tract as per right-of-way and tract map, Louisville and Nashville Railroad Co., Main Stem Second Division.

F691188

IDENTIF. REFERENCE

DEC 21 9 29 AM '79

FEE [illegible] JOE H REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5548 PAGE 902

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 142,500.00

Subscribed and sworn to before me, this the 17th day of December 19 79

Affiant J. C. Eller

My commission expires: Sept. 11 1983 (Affix Seal)

Notary Public [illegible]

unimproved ( )
This is improved ( ) property, known as ..... (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 (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. except for 1979 taxes

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 19th *day of* December, 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.*

ELLER BROS., INC.

BY: J. C. Eller Pres.

J. C. ELLER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared J. C. ELLER *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* ELLER BROS., INC. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in.....,
this 12th *day of* December *, 19* 79

Mrs Ralph Stanfield
Notary Public

NOTARY PUBLIC

Commission Expires Sept 11, 1982

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5546 PAGE 904

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			142500.00- CO	
			370.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	380.00-
3255A	12/21/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69188

IDENTIF. REFERENCE

DEC 21 9 29 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 732902