FORM NO. WD-1

BOOK 5825 PAGE 519

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1981.

Notary Public

MY COMMISSION EXPIRES: Oct 30, 1985

(AFFIX SEAL)

mail THIS INSTRUMENT WAS PREPARED BY

Henry A. Martin, HAILE & MARTIN, P.A., 916 J.C. Bradford Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Maddux (NAME)	same (NAME)	51-15-35
1509 Oakland Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Milo G. Sherman and wife Ruth W. Sherman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Maddux and wife Louise L. Maddux

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 30 on the Revised Plan of Oakland Acres, Section XI, as of record in Book 4060, page 118, Register's Office for said county.

Said lot fronts 157.50 feet on the east side of Oakland Acres Drive and runs back 195.09 feet on the south line and 195.08 feet on the north line, to a dead line in the rear on which it measures 157.5 feet.

Being property conveyed to Milo G. Sherman and wife, Ruth W. Sherman, by Deed from Hardcastle Construction Company, Inc., as of record in Book 4179, page 944, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1509 Oakland Acres Drive (House Number) (Street) Madison (P. O. Address) (City or Town) 37115 (Postal Zip)

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. Wherever 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 1st day of December, 1981

Milo G. Sherman Ruth W. Sherman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Henry A. Martin, a Notary Public in and for said County and State, the within named Milo G. Sherman and Ruth W. Sherman

the bargainor X, 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 1st day of December, 1981

Commission expires October 20, 1985

Henry A. Martin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

695 12/01 266.50- CHECK

WARRANTY DEED

FROM

Milo G. Sherman and wife

Ruth W. Sherman

TO

James Edward Maddux and wife

Louise L. Maddux

G. 70223

IDENTIF. REFERENCE

DEC 1 1 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5825 PAGE 521

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

100000.00- CO
260.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
0695A12/01/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 70223.

IDENTIF. REFERENCE

DEC 1 1 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855706