OFFICIAL RECEIPT

BOOK 6033 PAGE 323

THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Danny N. Maddox et ux	Third Nat'l Mtg.	Map 150-7
3224 Country Meadow Road	Box 2628	Parcel 139
Antioch, TN 37013	Nashville, TN	02D-73126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DONALD M. KARNES** and wife, **DEBORAH K. KARNES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANNY N. MADDOX** and wife, **BARBARA A. MADDOX**, 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:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office for said County.
>
> Said Lot No. 120 fronts 85.5 feet on the westerly side of Country Meadow Road and extends back 119.50 feet on the northerly line and 120 feet on the southerly line to a dead line measuring 81.72 feet thereon.
>
> Being the same property conveyed to Donald M. Karnes and wife, Deborah K. Karnes, by deed from Randall Phillips Builders, Inc., as of record in Book 5610, page 586, said Register's Office

This is improved property known as 3224 Country Meadow Road, Antioch, Tennessee 37013.

Grantees herein assume and promise to pay a first mortgage indebtedness in favor of Third National Mortgage Company, as of record in Book 5610, page 589, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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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 possesed 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 31st day of March, 1983.

Donald M. Karnes

Deborah K. Karnes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD M. KARNES and wife, DEBORAH K. KARNES, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of March, 1983.

NOTARY PUBLIC

My Commission Expires: 10/22/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $19,547.70.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 1983.

NOTARY PUBLIC

My Commission Expires: 10/22/86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 7 3 09 PM '83

IDENTIF. REFERENCE

H 40673

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69547.70- CO
184.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 137.20-
8770A04/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 6 7 3

T
IDENTIF. REFERENCE

APR 7 3 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940550