Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sidney Maddox and wife, Claudia Maddox PO Box 150307 [illegible]	Same	Part of 130-5 129

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Sidney Maddox and wife, Claudia Maddox (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, being Lot #13 on the Plan of Bellebrook, of record in Book 5200, page 442, as amended, in Book 5982, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> 1. Real estate taxes for the current year which have been prorated between the parties. Grantee will be responsible for the payment.
>
> 2. Restrictive covenants contained in instrument of record in Book 5938, page 212, said Register's Office, as amended by Amendment of record in Book 6029, page 807, said Register's Office.
>
> 3. Easements, setback lines, conditions of Owner's Certificate and other matters appearing upon the Plan of Bellebrook, of record in Book 5200, page 442, as amended, in Book 5982, page 32, Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for]
[this transfer is $67,000.00.]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this 16th day of]
[May , 1983.]
[ ]
[Notary Public]
[My Commission Expires: 7/21/85]

This conveyance of said Property is made subject to an option of the Grantor to repurchase the same upon the terms and conditions set forth in that certain Contract for Sale and Purchase of Real Property dated April 22, 1983, between the Grantor and the Grantee, which option shall be exercisable by the Grantor if the actual construction of Grantee's residence and other improvements upon said Property has not been commenced within three (3) years of this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the property, pursuant to the authority of a Land Trust Agreement of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of May, 1983.

James I. Vance Berry, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann McClure, a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee, 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 16th day of May, 1983.

Mary Ann McClure
Notary Public

My Commission Expires: 7/21/85

RUSH

IDENTIF. REFERENCE

MAY 17 11 37 AM '83

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

H 48251

clbmaddxwd

NASHVILLE, T

RECEIVED OF_____

FOR_____

BOOK 6057 PAGE 873

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

670[illegible] CO
174.[illegible] CO TX
.[illegible] PRFEE
5.[illegible] MORTG
CHECK 183.7[illegible]-
8065AC5/17/83 CAL .3[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 2 5 1

IDENTIF. REFERENCE

MAY 17 11 37 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949541