BOOK 6088 PAGE 756

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
S. W. Maddux 510 Heritage Drive, #187 Madison, Tenn. 37115	Same	Map 71-15 Par. 439

WHEREAS, Sarah M. Threet (the same person as Sarah Maudeen Taylor Threet) is the owner of the property hereinafter described by deed from Ethel Mai Owen, of record in Book 2088, page 411, Register's Office of Davidson County, Tennessee, the grantees in said deed being Elbert Threet and wife, Sarah M. Threet, but the said Elbert Threet has since died; and

WHEREAS, an order entered in Minute Book 270, page 699, of the Probate Court for Davidson County, Tennessee, in September, 1982, in the case of Mrs. Nell Taylor Young, et al v. Sarah Maudeen Taylor Threet, Number 71773, the said Mrs. Threet was declared incompetent and Mrs. Nell Taylor Young was appointed her limited guardian; and

WHEREAS, by an order entered in the same case on June 29, 1983, a proposed contract for the sale of the property herein described located at 1214 Stainback Avenue, in Nashville, Davidson County, Tennessee, to S.W. Maddux for the sum of $10,800.00 cash was approved, and the limited guardian ordered to sell and convey the property in accordance therewith;

WHEREAS, this deed is made in furtherance and compliance with said order;

Now therefore, in consideration of the premises, and in further consideration of the sum of $10,800.00 cash paid by S.W. Maddux, the receipt of which is hereby acknowledged, I, Nell Taylor Young, Limited Guardian for Sarah M. Threet (Sarah Maudeen Taylor Threet), pursuant to the order above mentioned has bargained and sold, and by these presents does transfer and convey unto the said S.W. Maddux, his heirs and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 110 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, page 152, Register's Office for said County. Said Lot No. 110 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 167 feet, more or less, to an alley.
>
> Being the same property vested in Sarah M. Threet by deed from Ethel May Owen, of record in Book 2088, Page 411, Register's Office for Davidson County, Tennessee, and this conveyance made pursuant to the orders above mentioned.

This property is improved and known as 1214 Stainback Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S.W. Maddux, his heirs and assigns, forever.

This conveyance is made subject to a sewer easement granted to the City of Nashville by Mrs. Lula Dickerson by an instrument of record on Book 881, Page 273, Register's Office for Davidson County, Tennessee.

I, Nell Taylor Young, do covenant that I have imposed no encumbrances upon the above described property, or done anything to adversely affect the title thereto since my appointment as Limited Guardian for Sarah M. Threet, but no further or otherwise.

This instrument prepared by
STEPHENSON, LACKEY & WAITE
501 Union Building
Nashville, Tennessee 37219

It is recognized that the property conveyed hereby is in a poor state of repair, and the grantee is accepting the property "as is". The said grantee assumes all taxes for the year 1983.

BOOK 5088 PAGE 757

WITNESS my hand this 5th day of July, 1983, at Nashville, Tennessee.

Nell Taylor Young, Limited Guardian for Sarah M. Threet

Nell Taylor Young Limited Guardian for Sarah M. Threet

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Virginia R. Norman, a Notary Public of said County, the within named Nell Taylor Young, Limited Guardian for Sarah M. Threet, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and as explained in this instrument.

Witness my hand at Nashville, Tennessee, on this 5th day of July, 1983.

Virginia R. Norman
Notary Public

My Commission Expires:

1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $10,800.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

S. W. Madaus

Sworn to and subscribed before me this 5th day of July, 1983.

Margie [illegible]
Notary Public

My Commission Expires:

4/22/84

H 5 8 1 5 9

T IDENTIF. REFERENCE

JUL 6 8 24 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 3089 PAGE 758

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

10800.00- CO
28.08 CO TX
.50 PRFEE
6.00 WDEED
CHECK 34.58-
9270A07/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5:8 1:5:9

T
IDENTIF. REFERENCE

JUL 6 8 04 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 961075