FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

John W Maddux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 19 83

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilkins and Adams, Attorneys
2210 Crestmoor Road - Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. Maddux (NAME) | Dominion Bancshares Mortgage Corporation (NAME) | |
| 7802 Highway 100 (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite 200 (STREET ADDRESS) | 156-22 |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | 9D-48090 |

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, Sylvester Charles Brown and wife, Ivy M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Maddux and wife, Laura Butturini 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Harpeth Heights, Section 2, not of record, and described according to a Mortgage Loan Inspection made by John B. Kohl, III, dated May 10, 1983, as follows:

BEGINNING on the northerly margin of Highway No. 100 at the southwest corner of the property conveyed to Beatrice Jordan Jones by deed from E. U. Buchi and wife, of record in Book 1031, page 362, said Register's Office; thence with said Jones' westerly line, northwardly 208 feet; thence westwardly 291 feet; thence southwardly 177 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same, eastwardly 150 feet to the beginning.

BEING the same property conveyed to Sylvester Charles Brown and wife, Ivy M. Brown by deed from M. L. Goodwin, Jr. of record in Book 4404, page 306, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 7802 Highway 100 (House Number) (Street) Nashville, TN 37221 (P. O. Address) (City or Town) (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 hand s this 1ST day of JULY, 19 83

Sylvester Charles Brown

Ivy M. Brown

1738 .00 - 0074482 - 0 CK

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvester Charles Brown and wife, Ivy M. Brown

the bargainors, 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 JULY 1983.

Commission expires 1-22-84

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM

Sylvester Charles Brown

TO

John W. Maddux

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

IDENTIF. REFERENCE

H 6.0.3 1 8.

JUL 14 10 38 AM '83

FELIX Z. WILKINS JR. REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6094 PAGE 648

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 67500.00- CO | |
| | | | 175.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 182.00- |
| 1738A07/14/83 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H60318

IDENTIF. REFERENCE

JUL 14 10 38 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 963473