FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,993.64

D. Kent Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1984.

Becca G. Tinsley
Notary Public

MY COMMISSION EXPIRES: 5/21/84

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Russell Maddox, etux (NAME)	Same (NAME)	23W 07475
1510 A. & B. Forrest Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	083-09-0
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	389.00

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, Robert J. Young, Jr. and wife, Kathryn G. Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Russell Maddox and wife, Dorothy Faye 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. 29 on the plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, Register's Office for said County.

SAID Lot No. 29 fronts 50 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 150 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Robert J. Young, Jr. by deed from Bobby Roberts and Bill Dorris of record in Book 5729, page 207, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by the first mortgage Deed of Trust to Capitol Mortgage Corporation of record in Book 6000, Page 807, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1510 A. and B. Forrest Avenue Nashville, TN 37206
(House Number) (Street) (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 June, 1984

Robert J. Young, Jr.

Kathryn G. Young

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert J. Young, Jr. and wife, Kathryn G. Young

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 1st day of June, 1984

Rebecca A. Lampley
NOTARY PUBLIC

My commission expires 10-27-84

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires _____

FILED FOR RECORD
JUN 7 9 59 AM '84
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

12745.3

WARRANTY DEED

FROM

Robert J. Young and wife,

Kathryn G. Young

TO

R. Russell Maddox and

wife, Dorothy Faye Maddox

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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	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
			53503.64- CAPT.	
			140.40 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	146.90-
2935A06/07/64			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127453

TENNESSEE REFERENCE

JUN 7 9 51 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0043253