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BOOK 6350 PAGE 676

IDENTIF. REFERENCE

AUG 1 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

James Weatherford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY 19 84

Notary Public

MY COMMISSION EXPIRES: Nov. 4, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Weatherford (NAME)	Citizens and Southern Mortgage Company (NAME)	
1408 Gale Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	117-8-278
Nashville, TN. 37212 (CITY) (STATE) (P. O ZIP)	Tucker, GA. 30085-0656 (CITY) (STATE) (ZIP)	244-14762

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, Todd A. Maddux and wife, Catherine H. Maddux

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Weatherford and Betty Hicks and Sarah Rutledge

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 Nos. 1, 2 and 3 on the plan of Re-subdivision of Un-numbered Lot, Victoria Place, of record in Book 3842, page 151, Register's Office for said County.

SAID Lot Nos. 1, 2 and 3 adjoin and front together 141.48 feet on the northerly margin of Gale Lane and extend back 180.30 feet on the easterly line and 172.34 feet on the westerly line to an alley in the rear, measuring 140.4 feet thereon.

BEING part of the same property conveyed to Todd A. Maddux and wife, Catherine H. Maddux by Installment Deed from R. C. Adams and wife, Hazel Adams of record in Book 5762, page 216, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1408 Gale Lane (House Number) (Street) Nashville, TN. 37212 (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 31ST day of JULY, 19 84

Todd A. Maddux

Catherine H. Maddux

STATE OF TENNESSEE
Davidson County

BOOK 6350 PAGE 677

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd A. Maddux and wife, Catherine H. Maddux

the bargainor*, 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 31ST day of JULY, 1984

Commission expires Nov 1, 1987

Christy Wilkins Abbey
Notary Public

* or proved to me on the basis of satisfactory evidence

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

Todd A. Maddux

TO

James Weatherford

Return to: jcb

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

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

BOOK 6350 PAGE 678

RECEIVED OF _____

FOR _____

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
			82500.00-	CAMT.
			214.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 221.00-
			8635A06/01/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 1 4 7

IDENTIF. REFERENCE

AUG 1 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0057541