FILE IN BOX #4

FORM NO. WD-1

#85-3-39

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

R. Russell Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 85.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

BOOK 6524 PAGE 571

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, SUITE 500, One Church Street Bldg., Nashville, Tn.37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Russell Maddox (NAME)	"Owner" (NAME)	72-12-154
713 General Kershaw Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ- 56445
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 E. PENNINGTON and wife, AGNES G. PENNINGTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. RUSSELL MADDOX and wife, DOROTHY F. 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:

Being Lot No. 216 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Robert E. Pennington and wife, Agnes G. Pennington, by deed from Impala Homes, Inc. of record in Book 3127, page 149, said Register's Office.

This conveyance is subject to taxes for the current year which have been pro-rated and assumed by the Grantees herein, Restrictive covenants of record in Book 3000, page 528, said Register's Office and easements and minimum building set-back lines as shown on the recorded plan.

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T. IDENTIF. REFERENCE

APR 2 11 15 AM '85

REGISTER
DAVIDSON COUNTY, TN

04/03/85 15:50 CHECK

This is unimproved ( ) improved (XX) property, known as 1819 Marsden Avenue, Nashville, Tennessee 37216
(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 29th day of March, 19 85

Robert E. Pennington
ROBERT E. PENNINGTON

Agnes G. Pennington
AGNES G. PENNINGTON

4267

STATE OF TENNESSEE
Davidson County

BOOK 6524 PAGE 572

Personally appeared before me, the undersogned, a Notary Public in and for said County and State, the within named Robert E. Pennington and wife, Agnes G. Pennington,

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 19 85.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert E. Pennington and wife,
Agnes G. Pennington

TO
R. Russell Maddox and wife,
Dorothy F. Maddox

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4267A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 5 7 8

IDENTIF. REFERENCE

APR 2 11 15 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121307