ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
JERRY W. MADDUX	SAME	93-16
821 IRMA DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 253
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6615 PAGE 14

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,

JOHN B. JONES AND WIFE, MARY S. JONES, HEREINAFTER CALLED THE GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JERRY W. MADDUX AND WIFE, CLAUDIA M. MADDUX

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF BASS' SUBDIVISION OF THE HOMESTEAD BLOCK, HERMITAGE ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF HERMITAGE AVENUE FORMERLY FILLMORE STREET, AND RUNS BACK 148.2 FEET ON THE WEST LINE AND 147.59 FEET ON THE EAST LINE TO AN ALLEY, AND SHOWS 40 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. JONES AND WIFE, MARY S. JONES BY DEED FROM WOOD ASSOCIATED ELECTRIC, INC., OF RECORD IN BOOK 5123, PAGE 690, SAID REGISTER'S OFFICE.

J 2 3 6 8 3

IDENTIF. REFERENCE

JUL 25 2 38 PM '85

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 271 HERMITAGE AVENUE (House Number) (Street)
NASHVILLE, TENNESSEE 37210 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 23rd **day of** JULY, **19** 85.

X John B. Jones
JOHN B. JONES

X Mary S. Jones
MARY S. JONES

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6615 PAGE 45

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN B. JONES AND WIFE, MARY S. JONES

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 23rd day of JULY, 19 85.

My commission expires 10-24-88 Notary Public Helen V. Parker

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry W. Maddux

Sworn to and subscribed before me
this 23rd day of JULY, 19 85.

My commission expires 10-24-88 Notary Public Helen V. Parker

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214S

Name | Address

WARRANTY DEED

FROM

JOHN B. JONES ET UX

TO

JERRY W. MADDUX

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail to:

William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6615 PAGE 16

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
			60000.00- CONT.	
			156.00 STAX	
			.50 PRFEE	
			6.00 MTG	
				162.50-
1416A07/25/85				

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 6 8 3

IDENTIF. REFERENCE

JUL 25 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157531