Address New Owner(s) as:	Send Tax Bills To:	Map-Parcel Numbers
Roy M Maines, Jr	Same	
(Name)	(Name)	Part of
PO Box 521		Map 22
Street Address or Route	Street Address	
Goodlettsville, Tn. 37072		Par 40
City State P.O. Zip	City State Zip	

THIS INSTRUMENT PREPARED BY:

ROBERT F. SPANN, ATTORNEY
707 NASHVILLE CITY BANK BLDG.
NASHVILLE, TN 37201

STATE OF TENNESSEE) BOOK 6819 PAGE 952
COUNTY OF DAVIDSON

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

$55,000.00 X Jennifer L. Berryman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 1986

Patricia F. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/28/86
(Affix Seal)

WARRANTY DEED

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, MARIE MADDOX LAYHEW, JEANE MADDOX CLARK, ROSALIE MADDOX SPAIN, AND BETTY ANN MADDOX CRAIG, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY M. MAINES, JR. HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second, formerly Fourteenth, Civil District of Davidson County, Tennessee, more accurately described according to a survey by Moran and Associates, Nashville, Tennessee, dated November 1, 1985; revised November 29, 1985; and further revised February 4, 1986, and being described as Tract No. 3 on said survey as follows:

Beginning at an iron pin in the easterly margin of Union Hill Road, said point being 746 feet, more or less, from the easterly margin of Interstate 24, as follows:

South 88 degrees, 00 minutes, 56 seconds, East 934.04 feet to an iron pin, said line being adjacent to and being partially the southerly boundary of Tract No. 4; thence South 00 degrees, 41 minutes, 28 seconds, East 249.11 feet to an iron pin; thence South 89 degrees, 13 minutes, 48 seconds, West 890.00 feet to an iron pin set in the easterly margin of Union Hill Road; thence with said margin of Union Hill Road, North 09 degrees, 57 minutes, 42 seconds, West 298.06 feet to the point of beginning, said tract containing 5.69 acres, more or less.

Being a part of the same property conveyed to Marie Maddox Layhew, Jeane Maddox Clark, Rosalie Maddox Spain, and Betty Ann Maddox Craig, by Deed from Rosalie Maddox Spain, Executrix under the Last Will and Testament of Rosalie Robinson, Deceased, of record in Book 5700, Page 156, Register's Office for Davidson County, Tennessee, and by Deed from Preston Maddox of record in Book ____, page _____, said Register's Office.

BOOK 6819 PAGE 983

unimproved (_)
This is improved (_) property known as _____

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 HANDS THIS 31st DAY OF March, 1986.

Marie Maddox Layhew
MARIE MADDOX LAYHEW

Jeanne Maddox Clark by Marie M Layhew
JEAN MADDOX CLARK

Rosalie Maddox Spain
ROSALIE MADDOX SPAIN

Betty Ann Maddox Craig
BETTY ANN MADDOX CRAIG

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melville W. Mayo, a Notary Public, in and for said County and State, the within named Rosalie Maddox Spain the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Melville W Mayo Jr.
NOTARY PUBLIC

My Commission Expires: Oct 13, 1986

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Melville W. May, Jr.,

a Notary Public in and for said County and State, the within named Betty Craig,

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

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Melville W. May, Jr.

NOTARY PUBLIC

My Commission Expires: OCT. 13, 1986

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Edward F. Hamm,

a Notary Public in and for said County and State, the within named Marie Maddox Laykeur

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

WITNESS my hand and official seal at Nashville Tennessee, this 31st day of March, 1986.

Edward F. Hamm

NOTARY PUBLIC

My Commission Expires:

1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this 31st day of March, 1986, the undersigned a Notary Public in and for said County and State, pesonally appeared Marie M Gaylor, to me known to be the person who executed the foregoing instrument in behalf of Joanne M Clark and acknowledged that she executed the same as the free act and deed of the said Joanne M Clark.

WITNESS my hand and seal at NASHVILLE, TN., this the 31ST day of MARCH, 1986.

Melville W. Mayes
NOTARY PUBLIC

My Commission Expires: OCT 13, 1986

8831.3

IDENTIFICATION REFERENCE

APR 3 8 26 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 155.50-	
			9254A04/03/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8831.3

IDENTIFICATION REFERENCE

APR 3 8 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233426