Dw

Fell

FROM: Sidney J. Maddox and wife
Claudia G. Maddox
TO: John E. Van Hooydonk and wife
Donna E. Van Hooydonk

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
John E. Van Hooydonk
Donna E. Van Hooydonk
1213 Lone Oak Drive
Nashville, TN 37215

Send Tax Bills to:
Same

Map-Parcel No.
145-121

BOOK 7107 PAGE 213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

John E. Van Hooydonk
Affiant

Subscribed and sworn to before me, this the 13th day of January, 1987.

Debra L. Ball
Notary Public

My Commission Expires: 1/21/90

NOTARY PUBLIC DAVIDSON COUNTY, TN.

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, Sidney J. Maddox, and wife Claudia G. Maddox, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John E. Van Hooydonk and wife Donna E. Van Hooydonk, 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:

[Description of land conveyed hereby is contained in Exhibit A, attached hereto and incorporated by reference.]

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, except as set forth on Exhibit B attached hereto and incorporated herein by reference; and we do further covenant and bind ourselves, our heirs successors, assigns 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 whomever. 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 12th day of January, 1987.

Sidney J. Maddox
Sidney J. Maddox

Claudia G. Maddox
Claudia G. Maddox

837.11

IDENTIFICATION REFERENCE

JAN 14 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra L. Bell, a Notary Public in and for said County and State, the within named Sidney J. Maddox, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of January, 1987.

Debra L. Bell
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra L. Bell, a Notary Public in and for said County and State, the within named Claudia G. Maddox, 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 seal, at office in Nashville, Tennessee, this the 12th day of January, 1987.

Debra L. Bell
NOTARY PUBLIC

My Commission Expires: 1/21/90

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 19 as shown on the Plat of Stratford Place, Oak Hill, Tennessee, of record in Book 6250, Page 373, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidney J. Maddox and wife, Claudia G. Maddox, by deed from David O. Lose and wife, Betti D. Lose, of record in Book 6630, Page 428, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

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1. All matters as shown on the Plan of record in Book 6250, page 373, as corrected in Book 6944, page 481, Register's Office of Davidson County, Tennessee.

2. Restrictive covenants of record in Book 6630, page 418, said Register's Office.

3. 1987 Metropolitan Government taxes, a lien but not yet due and payable.

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

RECEIVED OF _____

FOR _____

BOOK 7107 PAGE 217

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

95[illegible].00- CAMT.
266.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 278.50-
9:73[illegible]/4/97 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

837.1.1.

IDENTIFY REFERENCE

JAN 14 1 46 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.34790