Box 30

BOOK 7502 PAGE 662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,198.83

Subscribed and sworn to before me, this the 28 day of March, 19 88

Affiant: Sandra K. Stovall

My commission expires: January 21, 1990 (Affix Seal)

Notary Public

BRENDA A. CAMPBELL NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. · SB12147
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Sandra K. Stovall	First Wachovia Mortgage Company
2635 Paddlewheel Drive	P.O. Box 3174
Nashville, TN 37214 (STREET ADDRESS / CITY / STATE / ZIP)	Winston-Salem, NC 27102 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO	062-02-0-A 058.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James E. Maddux, Jr., single person

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Sandra K. Stovall, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 54A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250 at page 996-997, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to James E. Maddux, Jr., single person by Deed of record in Book 7024 page 290, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of First Wachovia Mortgage Company, which the Grantee(s) hereby agree to assume and pay.

16794

IDENTIFICATION REFERENCE

MAR 30 8 31 AM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

0798 03/30 0101 03CHECK 245.06

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2635 Paddlewheel Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of March, 19 88

James E. Maddux, Jr.

State of Tennessee
County of Williamson

On this 28 day of March, 19 88, before me personally appeared James E. Maddux, Jr. to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of

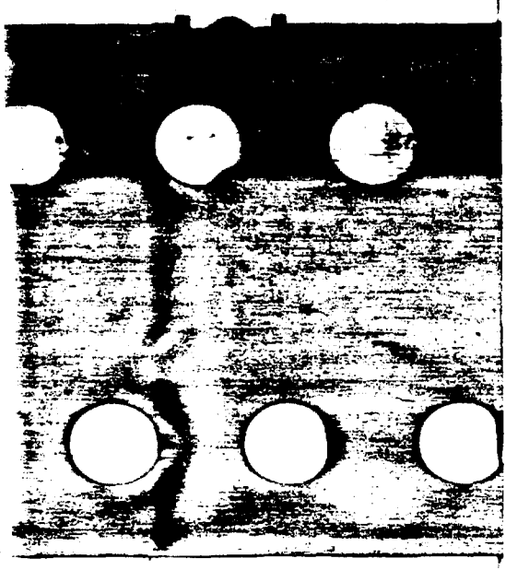
On this 28 day of March 28, , 19 88, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

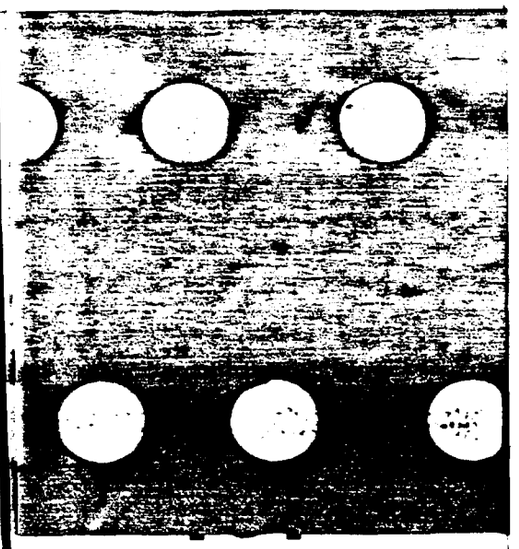
Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 85198.83
CON TX 238.56
PRFEE 0.50
WDEED 6.00
TOTAL 245.06
CHECK 245.06

03/30/88 01 08:33 0001 0798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6794

IDENTIFICATION REFERENCE

MAR 30 8 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75336