mail

THERE IS NO MORTGAGEE

This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

BOOK 7744 PAGE 652

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #:
Margaret H. Maddox c/o Maddux Companies 601 Broadway Nashville, TN 37203	Same	Map 117-14 Parcel 36

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Thousand and No/100 Dollars ($1,100,000.00), JEROME S. KLEIN, DONALD R. REED and JAMES C. ELDER have this day bargained and sold, and do hereby transfer and convey unto MARGARET H. MADDOX, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being the north 75 feet of Lot 28, and the southerly 75 feet of Lot 29 of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for said County.
>
> Said parts of said lots front together 150 feet on the westerly side of Cleghorn Avenue and run back between parallel lines 186 feet to a dead-line.
>
> BEING the same property conveyed to Jerome S. Klein and Donald R. Reed of record in Book 4369, page 330, and Book 4536, page 205, said Register's Office. Jerome S. Klein and Donald R. Reed having conveyed a one-third interest to James C. Elder by deed of record in Book 4704, page 452, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3833 Cleghorn Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors, heirs and assigns forever. Grantors do hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for the year 1989, not yet due and payable.

2. The plan of record in Book 974, page 64, Register's Office for Davidson County, Tennessee, showing an owner's certificate.

3. Easement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, for storm sewers and/or sanitary sewer purposes filed of record in Book 5125, page 970,

and Book 5125, page 966, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

This conveyance is being entered into by WANDA VICK REED, wife of Donald R. Reed, BEVERLY ELDER, wife of James C. Elder, and MIRIAM KLEIN, wife of Jerome S. Klein, for the sole purpose of conveying any rights they may have acquired, if any, in this property due to their marriages to the said Grantors.

WITNESS our hands this 4th day of January, 1989.

Jerome S. Klein
JEROME S. KLEIN, Grantor

Miriam Klein
MIRIAM KLEIN, Grantor

Donald R. Reed
DONALD R. REED, Grantor

Wanda Vick Reed
WANDA VICK REED, Grantor

James C. Elder
JAMES C. ELDER, Grantor

Beverly Elder
BEVERLY ELDER, Grantor

3457 01/05 0101 03CHECK 3636.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Frank L. Turner Agent
FRANK L. TURNER Affiant

Subscribed and sworn to before me, this the 4th day of January, 1989.

Julia K. Sanford
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

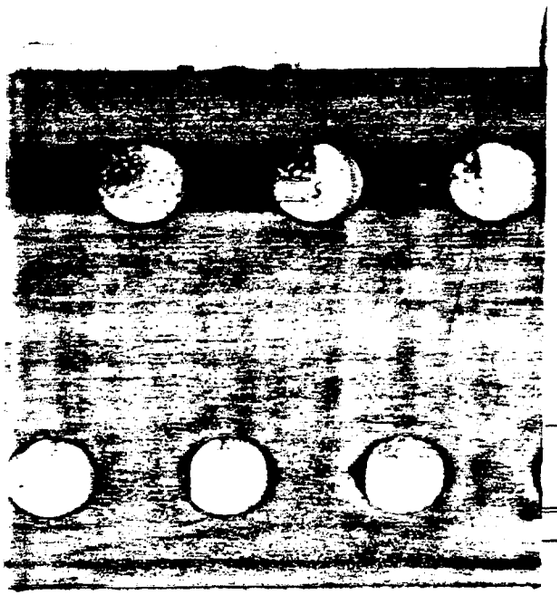
Personally appeared before me, Frank L. Turner, a Notary Public in and for said County and State, JEROME S. KLEIN and wife, MIRIAM KLEIN, DONALD R. REED and wife, WANDA VICK REED, and JAMES C. ELDER and wife, BEVERLY ELDER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

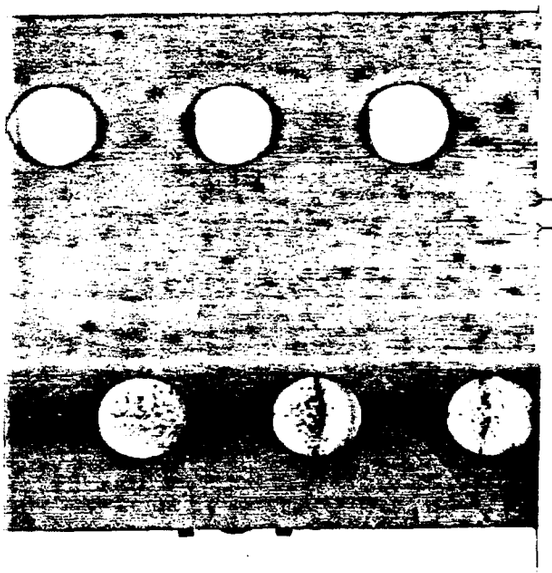
WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of January, 1989.

Frank L. Turner
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 11, 1990

99097.
06
JAN 5 9 22 AM '89
IDENT
FEE
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 7744 PAGE 654

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

CAMT 1100000.00
CON TX 3630.00
PRFEE 0.50
WDEED 6.00
TOTAL 3636.50
CHECK 3636.50

01/05/89 01 09:24 0001 3457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99097.

IDENTIFICATION REFERENCE

JAN 5 9 22 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 170146