BOOK 7749 PAGE 27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~130,194.00~~ 131,844.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 5th DAY OF January 1989

Notary Public

MY COMMISSION EXPIRES: 5/22/92

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

THOMAS N. JONES, Attorney, 339 Main Street, Franklin, TN 37064

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
WILSON M. LEE	Same	127-7A-7
(NAME)	(NAME)	
7726 Sawyer Brown Road		8D-65275
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, MADDOX-EASON PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILSON M. LEE and wife, KATHLEEN F. B. LEE

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:

BEING Lot No. 7 of Glenwood Trace, of record in Plat Book 6900, page 359, Register's Office of Davidson County, TN, to which reference is hereby made for a metes and bounds description.

BEING a portion of the property conveyed to Maddox-Eason Properties by deed from Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc., of record in Book 7647, page 745, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 1988 County taxes have been paid.
2. Restrictive covenants of record in Book 7253, page 578, RODC, TN.
3. Matters in Plat Book 6900, page 359, RODC, TN, which may affect property.
4. Easements to Harpeth Valley Utility District of record in Book 5258, page 273, and Book 6186, page 141 and Book 7144, page 329, all RODC, TN.
5. Easement for right of way in Book 7647, page 749, RODC, TN.
6. Charter and By-Laws of Glenwood Trace Homeowners Assoc., in Book 7266, page 432 and Book 7325, page 18, both RODC, TN.
7. Open Space agreement to Glenwood Trace Homeowners Assoc., in Book 7334, page 27, RODC, TN.
8. 1989 County taxes are a lien, not yet due. Grantees will be responsible for payment of same when due.
9. Easement for joint driveway of record in Book 7744, Page 473, ROWC, TN.

unimproved ( )
This is improved (X) property, known as 7726 Sawyer Brown Road Nashville, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of January, 19 89

MADDOX-EASON PROPERTIES

By: W. H. Eason, Jr. - Partner

STATE OF TENNESSEE
County of Williamson

BOOK 7749 PAGE 28

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires _____

Notary Public

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned
W. H. Eason, Jr.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of January 19 89

Commission expires 5/22/89

Margaret Ann Lentz
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM

TO

Prepared by:

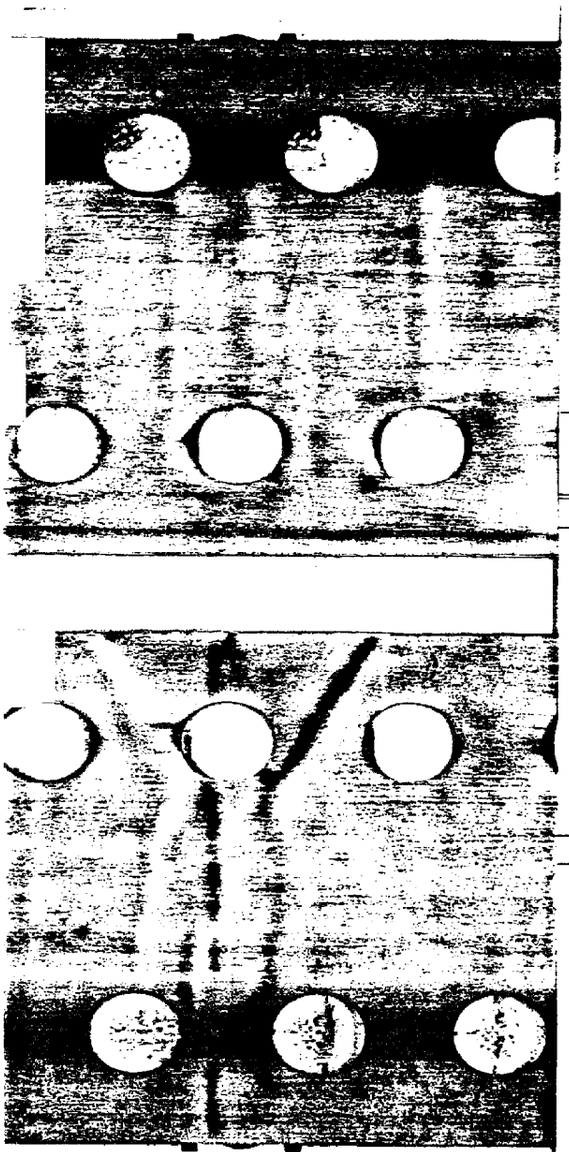
0 0 5 3 0

IDENTIFICATION REFERENCE

Jan 11 9 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5120 01/11 0101 03CHECK 439.46



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

CAMT 131194.00
CON TX 432.96
PRFEE 0.50
WDEED 6.00
TOTAL 439.46
CHECK 439.46

01/11/89 01 09:14 0001 5120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00530

IDENTIFI REFFERENCE

JAN 11 9 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171787