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STATE OF TENNESSEE
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/22/92

(AFFIX SEAL)

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
ROBERT D. VENN	Same	128-7A-10.00
(NAME)	(NAME)	
7738 Sawyer Brown Road		8D-65278
(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 ROBERT D. VENN and wife, DONA MAE VENN

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:

LAND in Davidson County, TN, being Lot 10 on the Plan of Glenwood Trace Subdivision, of record in Book 6900, page 359, RODC, TN, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the property conveyed to Maddox-Eason Properties by quitclaim 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 terms and conditions:

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

As part consideration for this transaction, Grantees agree to pay Grantor the sum of $1,350.00 which represents the sewer and water tap fee, within ten (10) days of the start of construction of the house on said property.

Grantees further agree to participate in the paving cost of the private road running across the said lot, with the amount not to exceed $2,500.00.

This is (unimproved ( ) improved (X)) property, known as 7738 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 9th day of January, 19 89

MADDOX-EASON PROPERTIES

By: W. H. Eason, Jr.

STATE OF TENNESSEE
County of _____

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

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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 partner 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 9th day of January, 1989

Commission expires 5/22/89

Margaret Ann Smith
Notary Public

NOTARY PUBLIC

0072.20

IDENTIFICATION REFERENCE

Jan 11 1 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

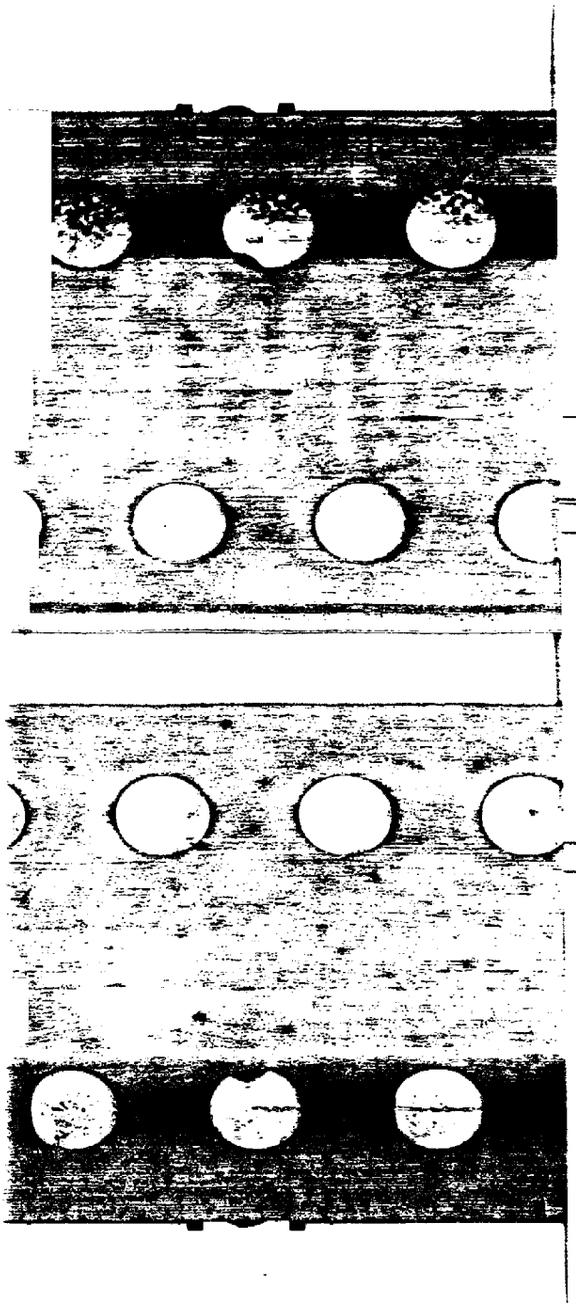
5348 01/11 0101 03CHECK 105.50

WARRANTY DEED

FROM

TO

Prepared by:



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 30000.00
				CON TX 99.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 105.50
				CHECK 105.50
01/11/89	01			13:18 0001 5348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 7 2 0.

IDENTIFICATION REFERENCE

JAN 11 1 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172013