BOOK 7815 PAGE 934

STATE OF TENNESSEE
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/22/89

(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: MADDOX-EASON PROPERTIES	SEND TAX BILL TO: FLEET FUNDING CORPORATION	MAP-PARCEL NUMBERS 90-15-134
(NAME) Rt. 12, Old Natchez Trace	(NAME) 324 West Evans Street	8DA-33710
(STREET ADDRESS OR ROUTE NUMBER) Franklin, TN 37064	(STREET ADDRESS) Florence, South Carolina 29501	
(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, G. RONALD WEAVER and wife, RHONDA YVONNE WEAVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MADDOX-EASON PROPERTIES

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 No. 1140 on the plan of Charlotte Park, Section 16, of record in Plan Book 3300, page 97, RODC, TN.
SAID Lot No. 1140 fronts 75.0 feet on the southeasterly margin of Capri Drive and extends back 150.05 ft. on the northeasterly line and 149.95 ft. on the southwesterly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to G. Ronald Weaver by deed from Michael W. Harper and wife, Peggy Sue Harper, of record in Book 5078, page 727, RODC, TN. AND BEING the same property conveyed to G. Ronald Weaver and wife, Rhonda Yvonne Weaver by quitclaim deed from G. Ronald Weaver and Jimmy A. Duncan, Trustee, of record in Book 6764, page 911, Register's Office of Davidson County, TN.

Subject to the following:
1. County taxes for 1989 a lien, not yet due. Said taxes have been prorated, with grantee being responsible for payment when due.
2. Matters of record in Plat Book 3300, page 97, RODC, TN, which may affect property.
3. Restrictions in Book 3502, page 586, RODC, TN.
4. Easement of record in Book 724, page 158, RODC, TN.
5. Agreement of record in Book 2593, page 566, RODC, TN.

GRANTEE HEREBY ASSUMES A NOTE IN THE AMOUNT OF $22,411.46, WITH SAID NOTE BEING SECURED BY A DEED OF TRUST OF RECORD IN BOOK 4541, PAGE 564, AND ASSUMED IN BOOK 5078, PAGE 727, BOTH REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 438 Capri Drive, Nashville, TN 37209
(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 our hand s this 11th day of April, 19 89

G. Ronald Weaver
G. RONALD WEAVER

Rhonda Yvonne Weaver
RHONDA YVONNE WEAVER

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned
G. Ronald Weaver and wife, Rhonda Yvonne Weaver
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 11th day of April, 19 89

Commission expires 5/22/89 Margaret Ann Smith
Notary Public

NOTARY PUBLIC ILLINOIS

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, and who further acknowledged that he is the _____ 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 _____ day of _____, 19____.

Commission expires _____
_____
Notary Public

5286 04/13 0101 03CHECK 297.89

WARRANTY DEED

FROM

TO

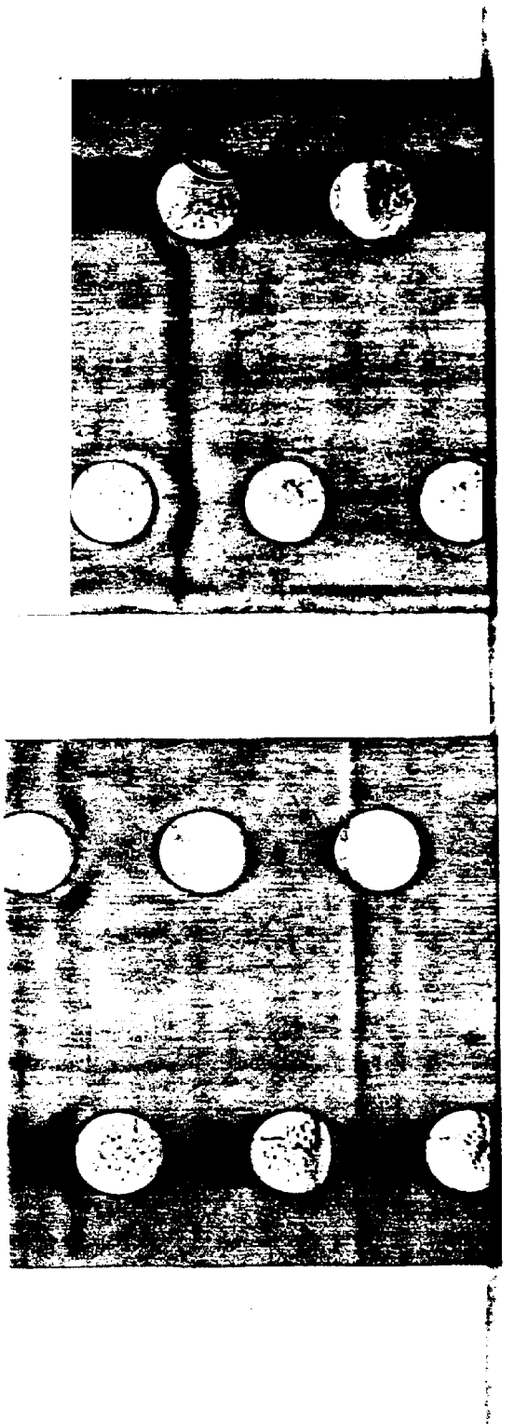
Prepared by:

24514

IDENTIFICATION REFERENCE

APR 13 8 43 AM '89

PETTY Z WILLIAMSON REGISTER



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

RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 936

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 88350.00
CON TX 291.39
PRFEE 0.50
WDEED 6.00
TOTAL 297.89
CHECK 297.89

04/13/89 01 08:44 0001 5286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24514

IDENTIFICATION REFERENCE

APR 13 8 43 AM '89

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

No. 199676