File 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Richard C. Maddux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 19 89

Joyce B. Dunbar
Notary Public

MY COMMISSION EXPIRES: 5-30-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Maddux (NAME)	Owner / No Mortgagee Richard C. Maddux (NAME)	MAP 3
2.38 acres, Baker Station Road (ADDRESS)	3912 Moss Rose Drive (ADDRESS)	PARCEL 63
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND 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, Frances Scott Murphy, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Maddux and wife, Jean A. Maddux

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, Tennessee, being more particularly described in EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

Being a portion of the same property conveyed to Robert J. Murphy and wife, Frances Scott Murphy by deed from Zack Q. Myers and wife, Toccoa B. Myers, of record in book 3186, page 5, Register's Office for Davidson County, Tennessee. The said Robert J. Murphy having since conveyed his interest to Frances Scott Murphy by deed of record in Book 7347, page 837, Register's Office for Davidson County, Tennessee.

77627

IDENTIF. TREFERENCE

Oct 30 1 42 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 2.38 acres, Baker Station Road, Goodlettsville, TN 37072
(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 24th day of October, 19 89

Frances Scott Murphy
Frances Scott Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7970 PAGE 837

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Scott Murphy

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of October, 19 89

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Frances Scott Murphy

TO

Richard C. Maddux and wife, Jean A. Maddux

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

0045 10/30 0101 03CHECK 104.05

EXHIBIT "A"

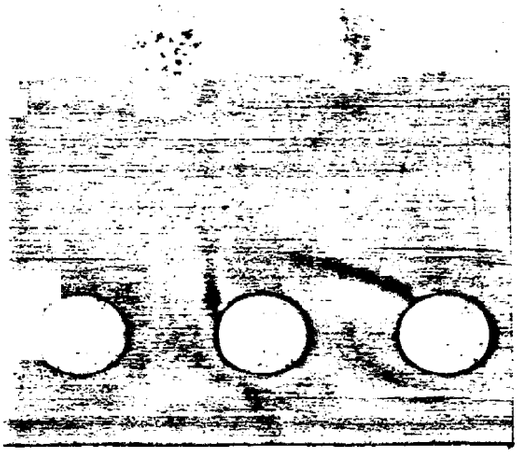
Legal Description
Lot #2 of Murphy Subdivision

Being a 2.38, more or less, acre tract of land lying in the 11th Civil District of Davidson County, Tennessee; said tract being described as lot 2 of the Murphy subdivision shown as parcel 63 on map 3 of the Metropolitan Davidson County Property Maps; said tract being further described as the Frances L. Murphy property as of record in Q.C.D. Book 7347 Page 837 R.O.D.C. Tennessee; said tract being more particularly described as follows.

Beginning at a point lying on the westerly margin of Tinnin Road, said point of beginning also being the most southeasterly corner of the Todd A. Maddux, et ux, property as of record in Book 7669 Page 569 R.O.D.C. Tennessee; thence along the westerly margin of Tinnin Road South 22 degrees 22 minutes 57 seconds East a distance of 65.31 feet to a point; thence continuing along the westerly margin of Tinnin Road and around a curve to the left, said curve having a radius of 741.16 feet, a distance of 147.46 feet to a point; thence leaving said curve to the left along a return curve to the right, said return curve having a radius of 25.00 feet, a distance of 23.32 feet to a point lying on the northerly margin of Baker Station Road; thence continuing along the northerly margin of Baker Station Road South 19 degrees 40 minutes 14 seconds West a distance of 121.40 feet to a point; thence continuing along the northerly margin of Baker Station Road and around a curve to the right, said curve having a radius of 416.75 feet, a distance of 219.53 feet to a point; thence leaving the northerly margin of Baker Station Road North 21 degrees 20 minutes 07 seconds West a distance of 539.87 feet to a point lying on the common property line of the aforesaid Frances L. Murphy property and the aforesaid Todd A. Maddux, et ux, property; thence along said common property line North 89 degrees 30 minutes East a distance of 264.09 feet to the point of beginning and containing 2.38 acres more or less.

[redacted]

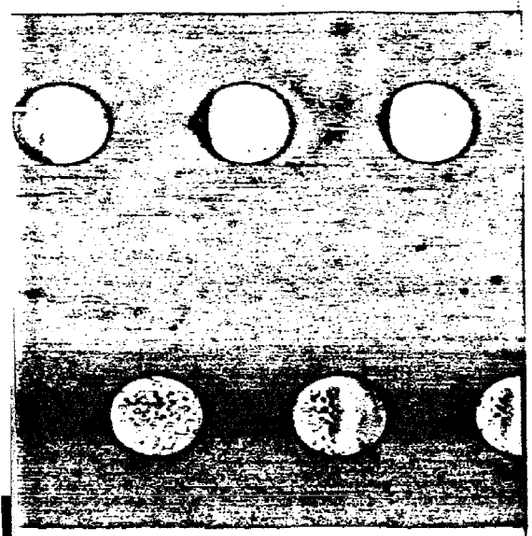
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 839



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 28500.00
				CON TX 94.05
				PRFEE 1.00
				MDEED 9.00
				TOTAL 104.05
				CHECK 104.05
10/30/89	01			13:42 0001 0045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77627

IDENTIF. REFERENCE

OCT 30 1 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262143