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This Instrument Prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

FEE $ 9.00 JUN 21 9 07 AM '90 IDENTIFICATION

35477

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00.

Affiant

Subscribed and sworn to before me this 19th day of June, 1990.

Notary Public
My Commission Expires: 3-3-93

Address New Owner:

Harold D. Maddux
Susan H. Maddux
1540 Neely's Bend Rd.
Madison, TN 37115

Send Tax Bills To:

SAME

Map/Parcel

Map 86
P/O Par. 10

2312 06/21 0101 03CHECK 421.15

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by HAROLD D. MADDUX and wife, SUSAN M. MADDUX, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, ROBERT J. SULLIVAN and wife, DOROTHY M. SULLIVAN have this day bargained and sold and do hereby transfer and convey unto the said HAROLD D. MADDUX and wife, SUSAN M. MADDUX, certain real estate in Davidson County, Tennessee, as follows:

A TRACT of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 7 of the Huffines Land, of record, being shown as Tract No. 4 on a survey made by Southern Land Surveying Co., Inc., on January 26, 1967, as revised November 22, 1967 and January 22, 1968, and described as follows:

BEGINNING at the northeast corner of Tracts Nos. 1 and 4 as shown on said survey, being the northeast corner of the property conveyed to Jerry A. Rittenberry and wife by deed from Clara Ethel Huffines, of record in Book 4103, Page 850, Register's Office for said County; thence with the line between said two lots and Rittenberry's easterly line, south 9 deg. 27' 40" east 403.71 feet to the center of a 20-foot private drive, as shown on said survey; thence with said drive, north 80 deg. 32' 20" east 522 feet to the corner of tracts Nos. 3 and 4; thence with the line between said two tracts, north 9 deg 27' 40" west 429.54 feet; thence south 77 deg. 41' 40" west 522.65 feet to the beginning, containing 5 acres, more or less. Together with a 20-foot easement for private drive extending from the easterly line of Tracts Nos. 1 and 2 to the center of Neely's Bend Road, as shown on said survey as revised.

This is improved property known as 1540 Neely's Bend Road, Madison, Tennessee 37115

BEING the same property conveyed to Robert J. Sullivan and wife, Dorothy M. Sullivan, by deed from Robert L. Sylar and wife, Evelyn C. Sylar, and Jerry A. Rittenberry and wife, Anne L. Rittenberry, of record in Book 4209, Page 183, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs, and assigns forever, we covenant that we 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.

We further covenant and bind ourselves, heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 19th day of June, 1990.

ROBERT J. SULLIVAN

DOROTHY M. SULLIVAN

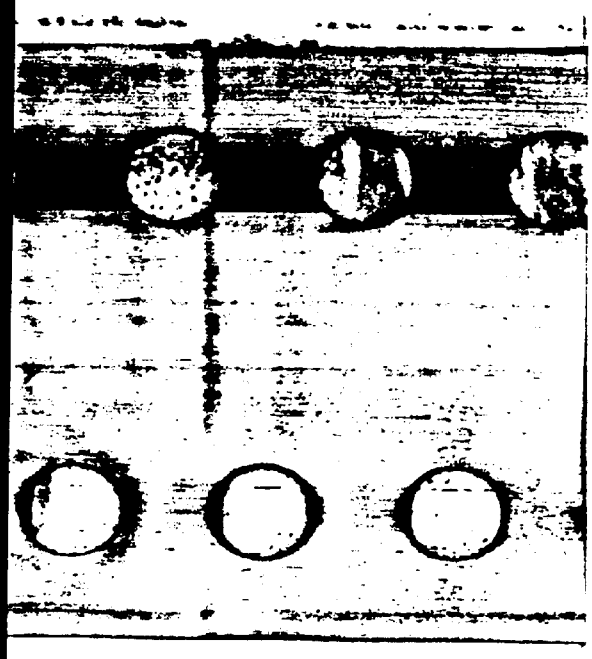
STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Robert J. Sullivan and wife, Dorothy M. Sullivan, 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 19th day of June, 1990.

Notary Public

My Commission Expires: 3-3-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

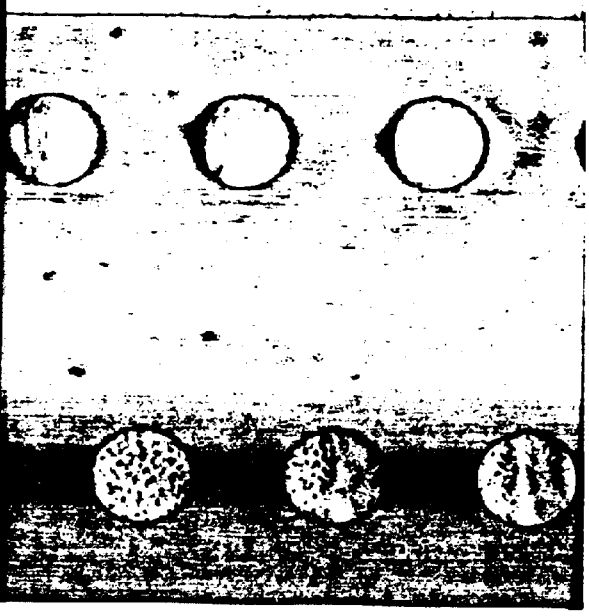
RECEIVED OF _____

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 125500.00
CON TX 414.15
PRFEE 1.00
WDEED 6.00
BY BANK 421.15
CHECK 421.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/90 01 09:08 0001 2312

35477

IDENTIFICATION REFERENCE

JUN 21 9 08 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 329942