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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30881)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 141000.00

Ronald M. Madden
Affiant

Sworn and subscribed before me this
11th day of June, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Ronald M. Madden
305 Glenridge Court
Nashville, TN 37221

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS
142-13-A-51 9D-80933

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Mashburn, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald M. Madden and spouse, Dorothy J. Madden,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 51 on the plan of Riverside, Phase 1, of record in Book 6900, pages 490, 491, and 492, Register's Office for said County.

SAID Lot No. 51 fronts 92.53 feet on the broken southwesterly margin of Glenridge Court and extends back 114.72 feet on the northerly line and 148.75 feet on the broken southerly line to a dead line in the rear, measuring 48.00 feet thereon.

BEING the same property conveyed to John R. Mashburn by deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Book 7822, page 332, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the covenants, conditions, and restrictions of record in Book 7185, page 619, and Book 619, and Book 7405, page 780, both in said Register's Office, which set forth assessments, liens, and other matters, and to the matters set forth in the above referenced plan of record.

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3743 06/13 0101 03CHECK 472.30

This is improved property, known as: 305 Glenridge Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 1991.

John R. Mashburn

John R. Mashburn

State of Tennessee
County of Davidson

On this 11th day of June, 1991, before me the undersigned authority, personally appeared John R. Mashburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

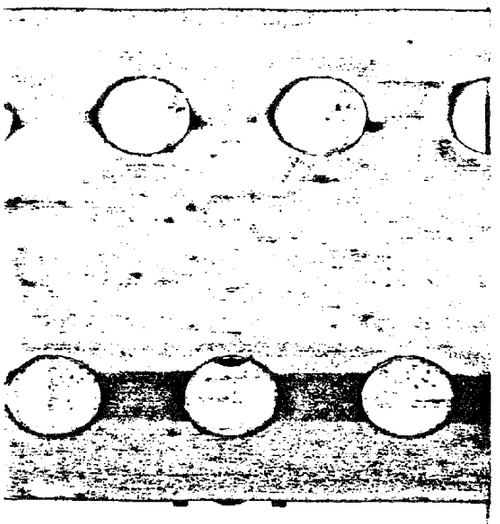
Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 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 141000.00
CON TX 465.30
~~PRFEE~~ 1.00
~~WDEED~~ 6.00
TOTAL 472.30
CHECK 472.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22161

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No. 430791