THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CLARA V. BAKER
4603 CAMELLIA PLACE
NASHVILLE, TN 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 61-8
PARCEL 107

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00, THIS 15TH DAY OF JULY, 1991.

Clara V. Baker
AFFIANT

Subscribed and sworn to me, this the 15TH day of JULY, 1991.

Notary Public
My commission expires: 8-2-92

3187.5.

IDENTIFICATION

JUL 19 9 17 AM '91

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HAROLD DAVIS MADDUX ET UX, SUSAN HOLLINGSWORTH MADDUX, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CLARA V. BAKER, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4603 CAMELLIA PLACE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HER 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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15TH day of JULY, 1991.

HAROLD DAVIS MADDUX

SUSAN HOLLINGSWORTH MADDUX

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD DAVIS MADDUX ET UX, SUSAN HOLLINGSWORTH MADDUX, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of JULY, 1991.

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 8 on the unrecorded plan of George C. Nolen's subdivision of a 10-acre tract, shown on a survey by Erle Drake, County Surveyor, May 30, 1936, and described as follows:

BEGINNING at a point on the westerly margin of Camellia Place, formerly Newton Avenue, at the common corner of Lots 7 and 8; thence southerly along the westerly margin of said Avenue, 100 feet to the corner of Lots 8 and 9; thence westerly 220 feet; thence North 6-3/4 degrees West along a fence line, 100 feet to the corner of Lots 7 and 8; thence easterly with the line between said Lots, 220 to the beginning. The above referred Newton Avenue is now Camellia Place.

Being the same property conveyed to Harold D. Maddux et ux, Sharon W. Maddux, by Deed fro Monte Carlos Martin et ux, Nancy Elizabeth Margin, of record in Book 4733, page 487, Register's Office for said County. The said Harold Davis Maddux and Sharon Lynne Webb Maddux having since divorced, and Sharon Lynne Webb Maddux having conveyed her interest in subject property to Harold Davis Maddux, of record in Book 5621, page 908, said Register's Office. By Quitclaim Deed of record in Book 6760, page 428, a tenancy by the entirety was created vesting subject property in Harold Davis Maddux et ux, Susan Hollingsworth Maddux, the Grantors herein.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. Unrecorded easements for roads and utilities, if any.

2888 07/19 0101 03CHECK 276.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 913

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 9.00
TOTAL 276.40
CHECK 276.40

07/19/91 01 09:18 0001 2888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 8 7 5

IDENTIFICATION REFERENCE

JUL 19 9 17 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 441881