BOOK 8543 PAGE 960

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: (ljh) (Title No: 31521)
Dav. Co. File: Box 8

PERCY WILKINS, JR. 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: $ 123000.00

Affiant

Sworn and subscribed before me this 3rd day of February, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Maddox-Eason Properties 2496 Old Natchez Trace Franklin, TN 37064	SAME	142-7-B-1, 142-7-B-2, 142-7-B-10, 142-7-B-11, 142-7-B-, 142-7-B-12, 142-7-B-16,. 142-7-B-17

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 **J. Richard Bacon, Trustee, with full power to sell, transfer to mortgage or encumber,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maddox-Eason Properties, a partnership of James N. Maddox and W. H. Eason, Jr.,** 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 Nos. 1,2,10, 11, 12, 16 & 17 on the revised final plat Moss Creek Plantation, of record in Book 6900, page 608, Register's Office for said County to which plan reference is made for a more complete description.

Being part of the same premises conveyed to J. Richard Bacon, Trustee with full power to sell, transfer, convey, mortgage or encumber, by deed from Marshall I. Karr, of record in Book 7067 page 674, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to the covenants, conditions, restrictions of record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7369, page 413, and Book 7470, page 130.

8585 02/05 0101 03CHECK 462.10

8187.9

IDENTIFICATION REFERENCE

FEB 5 1 20 PM '92

DAVIDSON COUNTY, TN.

This is improved property, known as: Lots 1,2,10,11,12,16 & 17, Moss Creek, Nashville, TN

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 3rd day of February, 1992.

Trustee

J. Richard Bacon, Trustee

State of Tennessee
County of Davidson

On this 3rd day of February, 1992, before me the undersigned authority, personally appeared J. Richard Bacon, Trustee, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 8543 PAGE 961

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	123000.00
			CON TX	455.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	462.10
			CHECK	462.10
02/05/92	01		13:20 0001	8585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8187.9

IDENTIFICATION REFERENCE

FEB 5 1 20 PM '92

DAVIDSON COUNTY, TN

No. 499197