File 11966 File Box 38 (First Title

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 9104 PAGE 667
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUSAN HOWELL	NEW OWNER	Map 131-6
(NAME)	(NAME)	
2045 Castleman Drive		Parcel 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JOSEPH ORVILLE MADDUX AND BETTY M. HOLT AND ORVILLE GREGORY MADDUX, JR. AND EUGENE PAUL MADDUX, Devisees under the Last Will and Testament of ELIZABETH FLEMING MADDUX, and Heirs-at-Law of ORVILLE GREGORY MADDUX, SR. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN HOWELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 100 feet of Lot No. 51 on the Plan of Hollywood Place, as of record in Plat Book 547, pages 85 & 86, Register's Office for said County, described as follows:

Said easterly 100 feet of Lot No. 51 fronts the southerly side of Castleman Drive formerly Hollywood Drive (also at one time Chaplin Ave.) and runs back with its easterly line 370 feet and its westerly line 456 feet to a dead line and measures 100 feet on its rear line.

Being the same property conveyed to Elizabeth F. Maddux by deed from R. M. Houston, Trustee of record in Book 1011, page 68, said Register's Office. Elizabeth F. Maddux has since died and devised said property to her husband, Orville Gregory Maddux, Sr., for life with the remainder to Joseph Orville Maddux, Mrs. James F. Holt, Jr., Orville Gregory Maddux, Jr., and Eugene Paul Maddox by an unprobated will. Orville Gregory Maddux has since died.

This conveyance is made subject to: (1) 1993 Taxes which have been paid; (2) Easement of record in Book 6813, page 607, and in Book 3767, page 240; and (3) All matters appearing on the Plan of record in Plat Book 547, pages 85 & 86.

70541

IDENTIFICATION REFERENCE

93 OCT -5 AM 10:01

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7973 10/05 0101 03CHECK 408.60

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved ( ) unimproved (XX) property, known as 2045 Castleman Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of September, 19 93

Joseph Orville Maddux
JOSEPH ORVILLE MADDUX

Betty M. Holt
BETTY M. HOLT

Orville Gregory Maddux, Jr.
ORVILLE GREGORY MADDUX, JR.

Eugene Paul Maddux
EUGENE PAUL MADDUX

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ORVILLE MADDUX, BETTY M. HOLT AND ORVILLE GREGORY MADDUX, JR.

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26 day of September, 19 93.

My commission expires My Commission Expires March 11 1994 Notary Public Judy C. Anderson

STATE OF South Carolina
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 24th day of September, 19 93

My commission expires June 16, 2003 Notary Public Mary Ann Joseph

STATE OF South Carolina
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE PAUL MADDUX, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witenss my hand, at Office, this 24 day of September, 1993.

Mary Ann Joseph
Notary Public

My Commission Expires: June 16, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Susan A Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 93

MY COMMISSION EXPIRES: 11/27/96 (AFFIX SEAL)

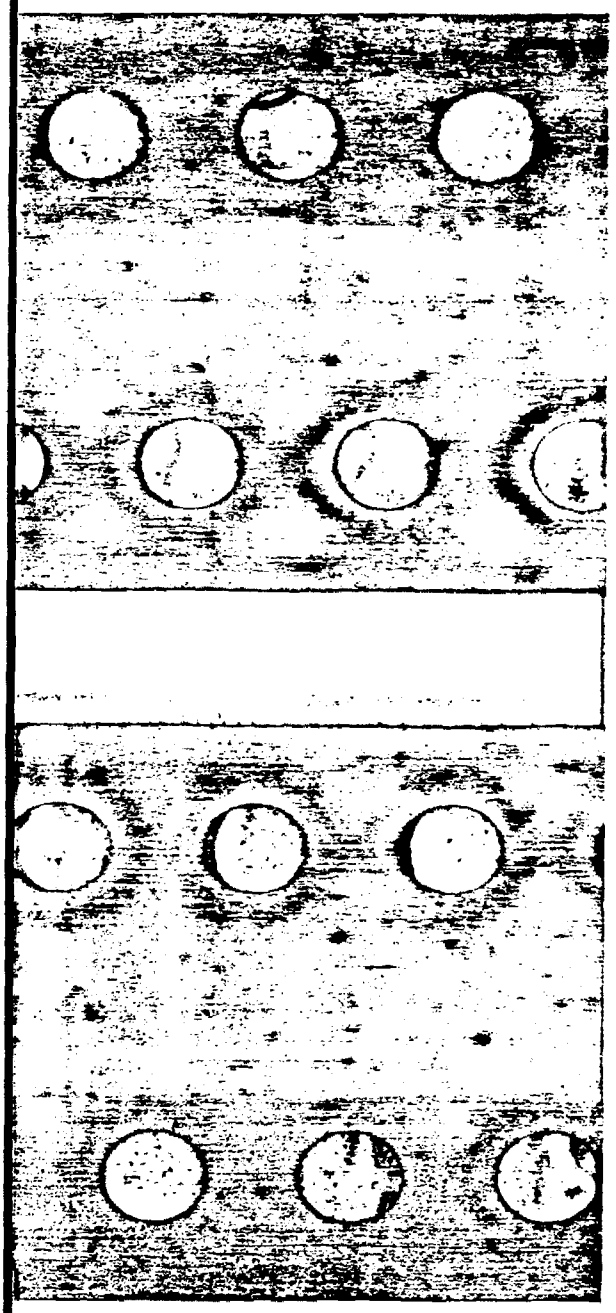
Notary Public

WARRANTY DEED

FROM JOSEPH ORVILLE MADDUX AND BETTY M. HOLT AND ORVILLE GREGORY MADDUX, JR. AND EUGENE PAUL MADDUX

TO SUSAN HOWELL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9104 PAGE 669

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

10/05/93 01 10:04 0001 7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70541
IDENTIF. & REFERENCE

93 OCT -5 AM 10:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 705877