This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

Box 80
TC

BOOK 9112 PAGE 277

ADDRESS NEW OWNER:
O.G. Maddux and Alana J. White
3711 Hilldale Drive
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 117-9
GROUP
PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Drew W. Dimond and wife, Nancy Dimond, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto O.G. Maddux and wife, Alana J. White, hereinafter called the Grantees, their 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 part of Lot No. 4 on the Plan of Billington Lands, as of record in Book 547, page 116, Register's Office for said County, and being known as Lot No. 5 on the Map of Hymor Subdivision, unrecorded, and described according to a copy of a survey made by George W. Watkins, June 30, 1949, as follows:
>
> Beginning at a point in the westerly margin of Hilldale Drive at the corner of Lots 4 and 5; thence with the line between said lots westerly 205.9 feet to a point; thence southerly 100 feet to a point at the corner of Lots 5 and 6; thence with the line between said lots easterly 203.2 feet to a point; thence northerly 100 feet to the point of beginning.
>
> Being the same property conveyed to Drew W. Dimond and wife, Nancy Dimond by deed from Don W. Hunter and wife, Elizabeth L. Hunter, as of record in Book 7674, page 456, Register's Office for Davidson County, Tennessee.

This is improved property known as 3711 Hilldale Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which have been paid.
2. Ten foot easement for public utility purposes along the westerly or rear line of premises, 75 foot building setback line from Hilldale Drive, as shown on survey of property including premises, dated June 30, 1949, made by George W. Watkins, Surveyor.
3. A 20 foot easement for sanitary sewers and/or storm drainage purposes across the rear portion of said property and 5 foot

temporary construction easement east of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4081, page 419, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O.G. Maddux and wife, Alana J. White, their heirs and assigns, forever; and we, Drew W. Dimond and wife, Nancy Dimond, 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of October, 1993.

Drew W. Dimond

Nancy Dimond

73230
IDENTIF. ↑ REFERENCE

93 OCT 12 AM 10: 14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Drew W. Dimond and wife, Nancy Dimond, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 1993.

MARJORIE ANNE BUSSEY NOTARY PUBLIC SOUTH CAROLINA

Marjorie Anne Bussey
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

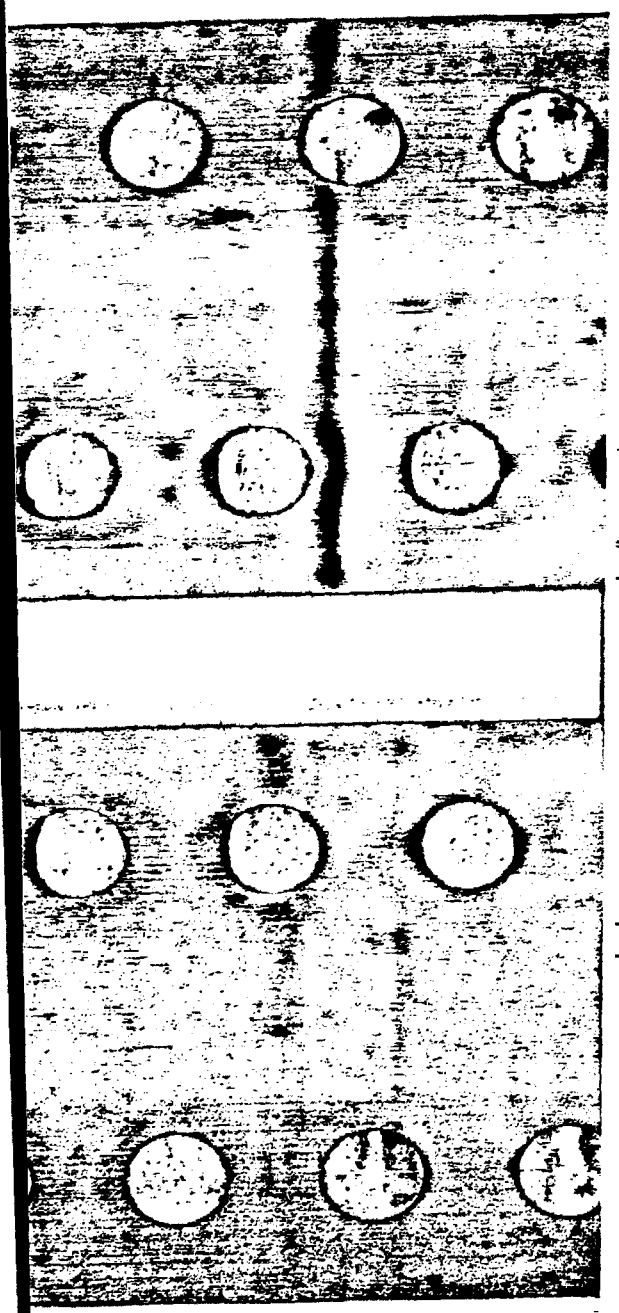
The actual value or consideration, whichever is greater, for this transfer is $ 165,000.00.

O.G. Maddux
AFFIANT

Subscribed and sworn to before me this 7th day of October, 1993.

Joyce E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

08/12/93 0101 03CHECK 619.50



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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 279

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	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
10/12/93	01		10:17 0001	0892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73230
IDENTIF. # REFERENCE

93 OCT 12 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 708767