00366

IDENTIFICATION REFERENCE

BOOK 9198 PAGE 142

G#440-1

FILE IN BOX #14
MAP 43-16
PARCELS 5, 6 & 7
FB#11D-52175, 11D-52180 & 11D-52185

98 DEC 23 AM 10:58

FEE REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00 .

Raymond W Anderson
Affiant

Subscribed and sworn to before me this the 20th day of December, 1993.

My Commission Expires: 7/24/97

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
5115 Maryland Way, 2nd Floor, Brentwood, Tennessee 37027.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
RAYMOND W. ANDERSON	"NEW OWNER"
(Name)	(Name)
Raymond W Anderson 256 Rio Vista Rd.	
(Street Address)	(Street Address)
Hermitage TN 37076	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **RUSSELL MADDOX AND WIFE, FAYE MADDOX**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **RAYMOND W. ANDERSON, an unmarried person**, hereinafter called the **"Grantee"**, his 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 Lots Nos. 12 and 13, Block "B", on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for said County.

SAID Lots Nos. 12 and 13 front together 100 feet on the easterly side of Rio Vista Drive and extends back 210.8 feet on the northerly line and 224.4 feet on the southerly line to a dead line, measuring 100.96 feet thereon.

INCLUDED in this conveyance BUT EXCLUDED from any warranties of title or seizen, the Grantors quitclaim and convey all their right, title and interest to the said Grantee, a parcel or tract of land as follows:

THAT part of the land hereinafter described remaining after purchase by the State of Tennessee of approximately 0.17 acres, the original property being Lot No. 11, Block "B", of the Myatt-Eagan Subdivision, an unrecorded plan of a recorded plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

SAID Lot begins at a point on the easterly margin of Rio Vista Drive at the corner of Lots Nos. 10 and 11 being 180 feet North of the northerly margin of Old Hickory Boulevard;

thence, with the line between Lots Nos. 10, 9, 8, 7, 6, and 11 eastwardly 231.2 feet to a dead line; thence, with said line northwardly 50.46 feet to the common corner of Lots Nos. 11 and 12; thence, with the line between Lots Nos. 11 and 12 westwardly 224.4 feet to the easterly margin of Rio Vista Drive; thence, with said drive southwardly 50 feet to the BEGINNING.

BEING the same property conveyed to Russell Maddox and wife, Faye Maddox, by Installment Deed from Doris T. Fleischer and husband, Gerald Fleischer, of record in Book 6372, Page 449, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

BEING improved property known as: 106 - 108 RIO VISTA DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 Grantor has hereunto subscribed their names this 20th day of December, 1993.

Russell Maddox
RUSSELL MADDOX

Faye Maddox
FAYE MADDOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL MADDOX AND WIFE, FAYE MADDOX**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1993.

My Commission Expires: 7/24/97

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

\WP51\KG\WARRANTY.FRM

12/27/93 01 CK CHECK 379.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9198 PAGE 144

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
				100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 379.00
				CHECK 379.00
12/23/93	01			10:59 0001 7975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00366
IDENTIF. & REFERENCE

93 DEC 23 AM 10:58

REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 737934