4-3945

BOOK 9258 PAGE 815

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ ~~98,437.32~~

Subscribed and sworn to before me, this the ~~22nd~~ day of February 19 94

My commission expires: 12/8/96 (Affix Seal)

x _____ Affiant

_____ Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| ~~Michael Madden~~ | ~~MARGARETTEN & COMPANY, INC.~~ |
| ~~600 Brentmeadow Circle~~ STREET ADDRESS | ~~P. O. Box 26388~~ STREET ADDRESS |
| Madison, TN 37115 | Richmond, VA 23260-6388 |
| CITY STATE ZIP | CITY STATE ZIP |

MAP & PARCEL NO.: MAP 53-13 PARCEL 40

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Christopher S. Davenport and wife, Renee S. Davenport

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael Madden and wife, Tamara Madden

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennesse COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 44 on the Plan of Kimbolton, Phase I of record in Plat Book 6900 at page 276, 277 and 278 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher S. Davenport and his wife, Renee S. Davenport by deed recorded in Book 7991 at page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Margaretten & Company, Inc., which the Grantee(s) herein agree to assume and pay.

94 FEB 25 AM 9:15

21119

IDENTIFICATION REFERENCE

THIS IS _____ IMPROVED PROPERTY KNOWN AS 600 Brentmeadow Circle, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 22nd day of February, 19 94

Christopher S. Davenport

Renee S. Davenport

State of Tennessee
County of Sumner

BOOK 9258 PAGE 816

On this 22nd day of February, 19 96 before me personally appeared Christopher S. Davenport and wife, Renee S. Davenport to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/08/96

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

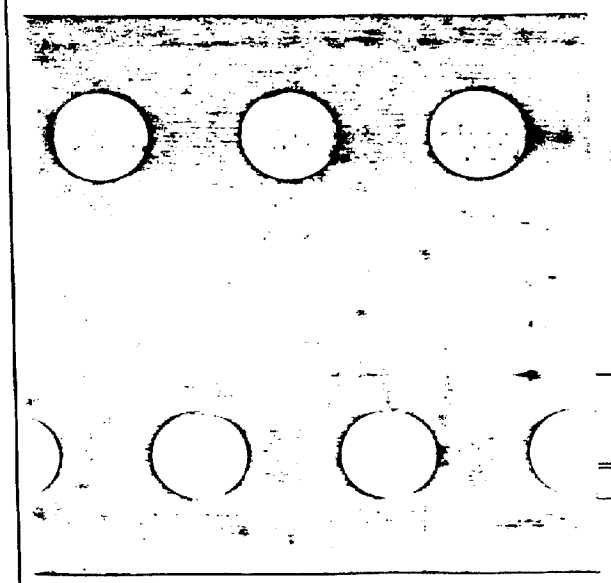
_____

_____
Notary Public

# WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

9223 02/25 0101 03CHECK 373.00



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

RECEIVED OF _____

FOR _____

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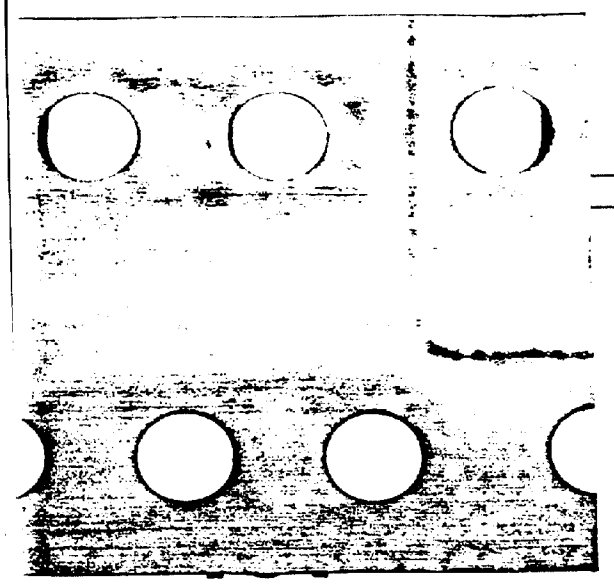
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 | 98437.32 |
| | | | MOR TX | 364.08 |
| | | | ERR | CO |
| | | | MOR TX | 364.08- |
| | | | CON TX | 364.08 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 373.08 |
| | | | CHECK | 373.08 |
| 02/25/94 | 01 | 09:17 0001 | | 9223 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



21119
IDENTIF. & REFERENCE

94 FEB 25 AM 9:16

REGISTER
DAVIDSON COUNTY

**No.760103**