ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Gary T. Branham Jeanne Branham 2409 Fairbrook Drive Nashville, TN 37214	SAME	MAP and PARCEL 3663 05/09 0101 03CHECK 317.58 73-07-58

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9338 PAGE 469

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert N. Maddux, II, Stephen T. Maddux, Sr. and Jeanne Branham, as heirs of the Estate of Robert N. Maddux,,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Gary T. Branham and Jeanne Branham, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 373 on the Plan of Sunset View, Section VI, as of record in Book 2900, Pages 54 and 55, Register's Office for said County.

Said lot fronts 100 feet on the southeasterly side of Fairbrook Drive and runs back 340.6 feet on the northerly line and 531.12 feet on the southwesterly line to a dead line in the rear on which it measures 298.8 feet.

Being the same property conveyed to Robert N. Maddux and wife, Jeanette S. Maddux, by deed from Ronald S. Zeitlin and Harry Zeitlin, of record in Book 99, Page 342, Register's Office for Davidson County, Tennessee. Jeanette S. Maddux predeceased her husband leaving Robert N. Maddux as surviving tenant by the entirety. The said Robert N. Maddux died testate on February 3, 1994, and by the terms of his Last Will and Testament appearing of record in Docket No. 94P-206, Probate Court, Davidson County, Tennessee, he devised his interest in the above described property to his children, Robert N. Maddux, II, Stephen T. Maddux, Sr. and Jeanne Branham, a 1/3 undivided interest each, as tenants in common.

This is property with a common address of 2409 Fairbrook Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Pages 54 and 55, said Register's office and all matters therein.

47845
IDENTIF. ↑ REFERENCE

-9 AM 10:05
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $83,400.00

Affiant

Subscribed and sworn before me this 6th day of May, 1994.

Notary Public

My Commission Expires: 7/23/94

NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9338 PAGE 470

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomscever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **May, 1994**.

Robert N. Maddux, II

Stephen T. Maddux, Sr.

Jeanne Branham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert N. Maddux, II, Stephen T. Maddux, Sr. and Jeanne Branham**, with whom I am personally acquainted, or who 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 **6th** day of **May, 1994**.

Notary Public
My Commission Expires: 1-23-98

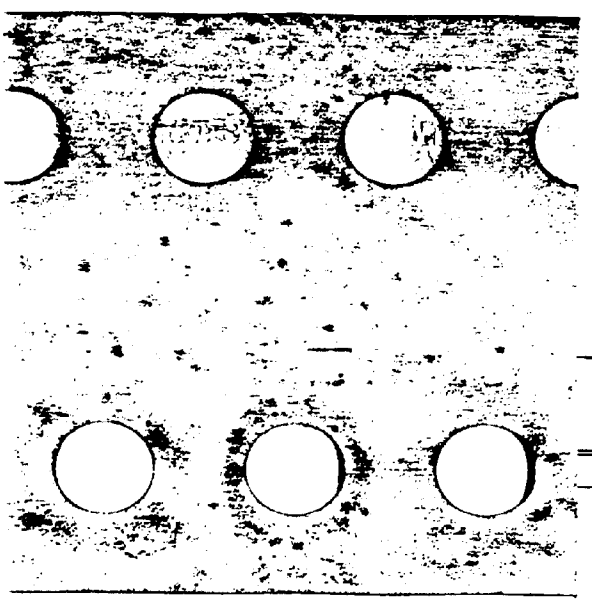
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **6th** day of **May, 1994.**

Notary Public
My Commission Expires:

File No. 9405-156



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9338 PAGE 471

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	83400.00
			CON TX	308.58
			PRFEE	1.00
			WDEED	8.00
			TOTAL	317.58

CHECK 317.58

05/09/94 01 10:05 0001 3663



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47845
IDENTIF. REFERENCE

94 MAY -9 AM 10:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 788719