BOX 15

BOOK 9566 PG 384

This instrument prepared by John M. Richardson, Jr. of the law firm of Richardson & Barnes, PC, 101 Glenn Bldg., 112 South Third Street, Clarksville, Tennessee, 37041-0808.

MAIL TAX STATEMENTS TO:

PNC MORTGAGE CORP. OF AMERICA
440 NORTH FAIRWAY DRIVE
VERNON HILLS, IL 60061

PROPERTY ADDRESS :

1057 Beech Tree Lane
Brentwood, Tennessee
37027
Map 171-8A Parcel 79

JOHN VAN WYCKHOUSE and wife,
KAREN VAN WYCKHOUSE

TO: WARRANTY DEED

~~**JOSEPH S. GADDES and wife,**~~

SANDRA L. GADDES

95 JAN -6 PM 3:26
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

23588
IDENTIF. & REFERENCE

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, **JOHN VAN WYCKHOUSE and wife, KAREN VAN WYCKHOUSE** do on this 5TH day of January, 1995, bargain, sell, transfer, and convey unto ~~**JOSEPH S. GADDES and wife,**~~ **SANDRA L. GADDES**,

Their heirs and assigns forever, a certain real property in DAVIDSON County, Tennessee described as follows:

BEING Lot No. 79 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to **JOHN VAN WYCKHOUSE unmarried** by Deed from RADNER HOMES, INC. recorded in Book 8207, Page 582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements and Restrictive Covenants in Deed Book 7430, Page 784, and Book 7897, Page 576, amended in Deed Book 8313, Page 761, and Plat Book 6900, Page 950, Register's Office, Davidson County, Tennessee.

BEING designated as Map and Parcel No. 171-08-0A 79CO Tax Assessor's Office, Davidson County, Tennessee.

KAREN VAN WYCKHOUSE joins in this Deed to convey any and all interest she may have in said Real Estate including any marital interest she may have as wife of **JOHN VAN WYCKHOUSE**.

TO HAVE AND TO HOLD said realty unto ~~**JOSEPH S. GADDES AND wife,**~~ **SANDRA L. GADDES**,

Their heirs and assigns forever.

BOX 15

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GRANTORS COVENANT they are lawfully seized and possessed of said real estate; have a good and lawful right to convey the same; that it is unencumbered and will forever warrant and defend the title thereto against all lawful claims. **SUBJECT** however, to all covenants, conditions, restrictions, amendments and easements set out herein which may effect the property.

POSSESSION to be given upon delivery of this deed.

REAL ESTATE TAXES for 1995 to be pro-rated between Grantors and Grantees herein.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on the day and year first above written.

JOHN VAN WYCKHOUSE

KAREN VAN WYCKHOUSE

STATE OF TENNESSEE :
COUNTY OF RUTHERFORD :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOHN VAN WYCKHOUSE, and wife KAREN VAN WYCKHOUSE**, the within named 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 SEAL, at office, this the 11 day of Nov, 1994.

Notary Public
My commission expires: 10-16-95

STATE OF TENNESSEE :
COUNTY OF ~~RUTHERFORD~~ DAVIDSON :

As required by T.C.A. Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's agent, or a Trustee** acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 224000.00.

Affiant

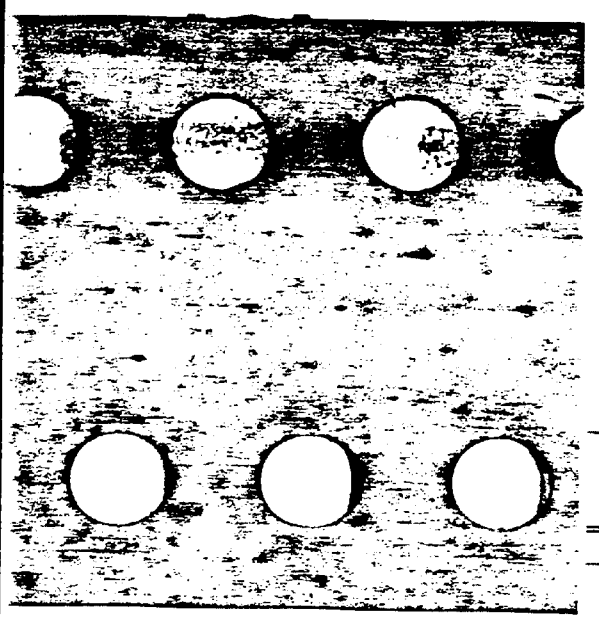
SWORN AND SUBSCRIBED TO before me on this the 5 day of JAN, 1995.

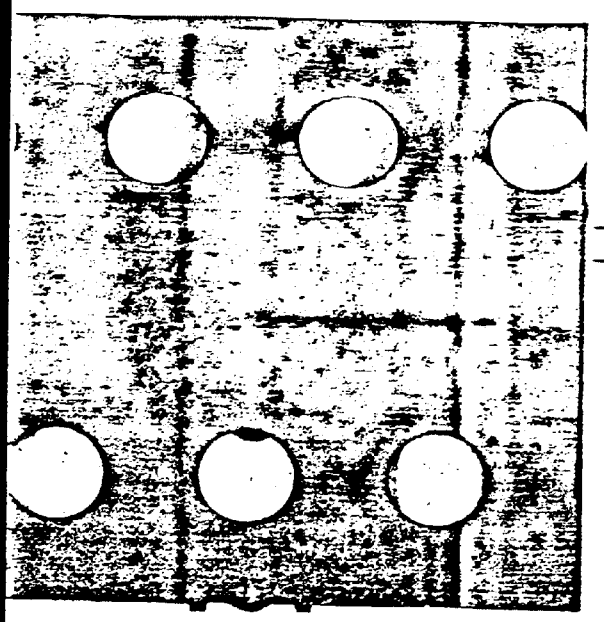
Notary Public
My commission expires: _____

CECIL RAY TUBERVILLE NOTARY PUBLIC

CARYL L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0049 01/06 010 03CHECK 837.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9566 PG 386

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
224000.00
CON TX 828.80
PRFEE 1.00
MDEED 8.00
TOTAL 837.80
CHECK 837.80

01/06/95 01 15:28 0001 0049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23588
IDENTIF. & REFERENCE

95 JAN -6 PM 3:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 869915