BOOK 9644 PG 110

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Jere L. Lane	The Huntington Mortgage Company	MAP and PARCEL
[	Attn: Tax Dept.	
[315 Tanksley Avenue	7575 Huntington Park Drive	119-13-290
[Nashville, TN 37211	Columbus, OH 43235	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

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, **James Charles Maddox, *married*** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jere L. Lane, unmarried** (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:

Land in Davidson County, Tennessee, being the westerly one-half (1/2) of Lot No. 32 on the plan of The Tanksley Subdivision, of record in Book 547, Page 56, Register's Office for said County.

Said portion of said Lot No. 32 fronts 50 feet on the southerly margin of Tanksley Avenue and extends back between parallel lines 153 feet to the northerly margin of a 15 foot alley.

BEING the same property conveyed to James Charles Maddox and wife, Ruby J. Maddox by deed from J.D. Boulton and wife, Lucille R. Boulton of record in Book 5231, Page 811, Register's Office, Davidson County, Tennessee. The said Ruby J. Maddox predeceased her husband leaving James Charles Maddox as the surviving tenant by the entirety.

Together with all of Grantors right, title and interest, if any, in and to the northerly one-half (1/2) of that portion of said 15 foot alley which lies south of and adjacent to said property, said 15 foot alley having been closed by instrument recorded in Book 2291, Page 255, said Register's Office.

This is property with a common address of 315 Tanksley Avenue, Nashville, TN 37211.

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 547, Page 56, said Register's office and all matters therein.

[**STATE OF TENNESSEE**
[**COUNTY OF**
[The actual consideration or value, whichever is greater for this
[transfer is $55,500.00
[
[Affiant
[Subscribed and sworn before me this 10th day of April, 1995.
[
[My Commission Expires: 5/22/98 Notary Public

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.

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 whomsoever.

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.

I, **Merrill Maddox**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said James Charles Maddox.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **April, 1995**.

James Charles Maddox

Merrill Maddox

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 **James Charles Maddox and wife, Merrill Maddox**, 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 **10th** day of **April, 1995**.

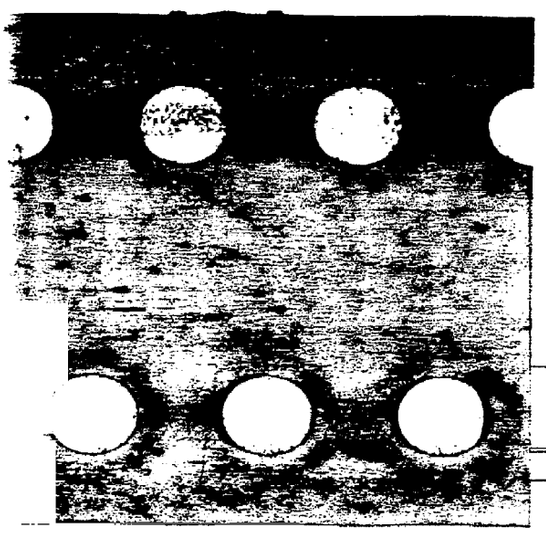
Notary Public
My Commission Expires: 5/28/98

File No. 9504-120

51024
IDENTIF. & REFERENCE

95 APR 13 AM 9:08
REGISTER
DAVIDSON COUNTY, TN.

0296 04/13 0101 03CHECK 214.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

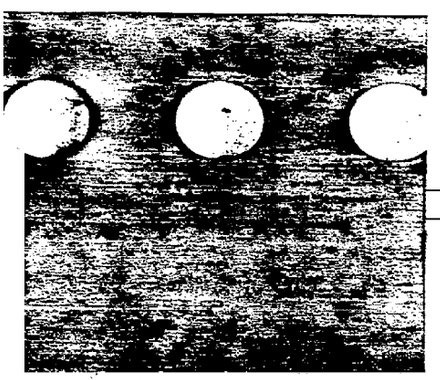
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55500.00
CON TX	205.35
PRFEE	1.00
WDEED	8.00
TOTAL	214.35
CHECK	214.35

04/13/95 01 09:07 0001 0296



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51024
IDENTIF. # REFERENCE

95 APR 13 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 899784