BOOK 9673 PG 243

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 96,639.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

MY COMMISSION EXPIRES: May 24, 1997

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Maddison (NAME)	Wachovia Mortgage Co. (NAME)	MAP 83-16-B
5621 Scenic Ridge Drive (ADDRESS)	P.O. Box 3174 (ADDRESS)	PARCEL 5CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William P. Hennessy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Maddison and wife, Marjorie Maddison

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 5, on the plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Pages 550, 551 and 552 as corrected by certificate of correction in Book 7462, Page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William P. Hennessy by deed from Julie R. Hennessy a/k/a Julie Renee Toelle, of record in Book 8357, Page 61, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, and Book 7451, Page 739, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by William P. Hennessy and wife, Julie R. Hennessy, to Leader Enterprises, Inc., Trustee, for Leader Federal Mortgage, Inc., dated November 29, 1989, and filed for record in Book 7997, Page 550, and re-recorded in Book 8084, Page 517, Register's Office for said County, with an unpaid principal amount of approximately $ 81,239.35, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of Record in book 9673, Page 242, said Registers Office.

William P. Hennessy and Bill P. Hennessy being one and the same person.

unimproved ( )
This is improved (X) property, known as 1516 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hand this 11th day of May, 19 95

William P Hennessy

William P. Hennessy

By Marjorie Hennessy AS ATTORNEY IN FACT.

BOOK 9673 PG 244 FILE BOX 45

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 William P. Hennessy

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May 19 95.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1536 05/16 0101 03CHECK 366.57

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, Martin Hennessy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William P. Hennessy as his Attorney in Fact as the free act and deed of the within named William P. Hennessy.

Witness my hand and official seal at Nashville, Tennessee, the 11th day of May, 1995.

My Commission Expires: 5/24/97

Notary Public

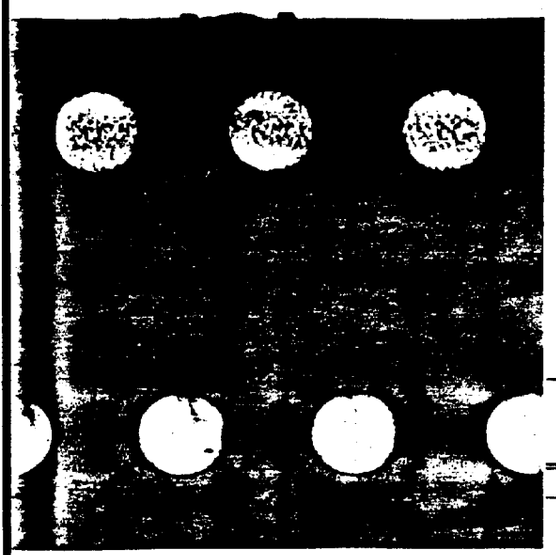
PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

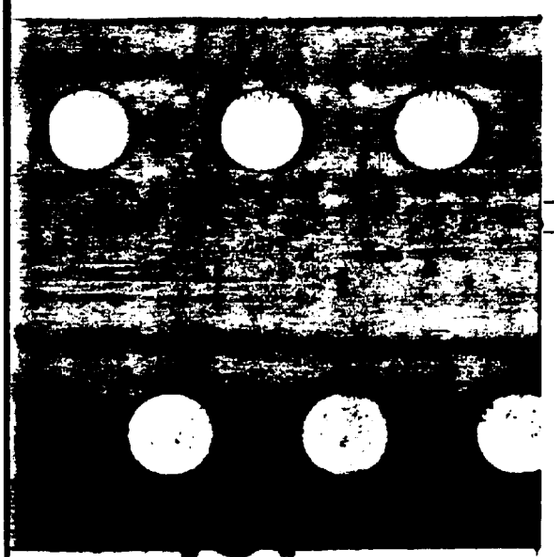
61238

IDENTIF. & REFERENCE

95 MAY 16 PM 2:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9673 PG 245

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	96639.35
			CON TX	357.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	366.57
			CHECK	366.57
05/16/95	01		14:16 0001	1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61238
IDENTIF. ↑ REFERENCE

95 MAY 16 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910902