BOOK 9745 PG 480

27-B

[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Stephen G. Maddux	] Pacific Southwest Bank	] MAP and PARCEL]
[Louise A. Maddux	] Attn: Tax Dept.	]
[8824 Old Charlotte Pike	] 4144 N. Central Expwy. #160	] 112-35]
[Pegram, TN 37143	] Dallas, TX 75204	]

[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, **Brian D. Koehler and Nancy J. Koehler, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Stephen G. Maddux and Louise A. Maddux, 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:

Tract 1

Lying in the 9th Civil District of Davidson County, TN and being more particularly described as follows:

Beginning at an oak tree in the North Margin of Old Charlotte Road, said point being the Southwest corner of Tract 1; thence from said point and with said margin South 66 degrees 52 minutes 06 seconds West 25.14 feet to a point in said margin; thence leaving said margin North 83 degrees 30 minutes 07 seconds West 177.13 feet to an iron pin set; thence North 30 degrees 38 minutes 41 seconds West 68.55 feet to an iron pin found; thence from said point North 88 degrees 14 minutes 48 seconds West 660.58 feet to an iron pin set, said point being the northwest corner of Cranford and in the East line of Bain; thence from said point North 04 degrees 52 minutes 08 seconds East 510.00 feet with the east lines of Bain and West to an iron pin set, said point being the northwest corner of the herein described tract; thence from said point and with the south line of West the following calls; North 88 degrees 33 minutes 56 seconds East 100.00 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 20.00 feet to a metal fence post set; thence leaving the south line of West South 54 degrees 49 minutes 48 seconds East to a metal fence post set; thence South 30 degrees 38 minutes 41 seconds East 175.00 feet to the point of beginning and containing 6.47 Acres.

Being the same property conveyed to Brian D. Koehler and wife, Nancy J. Koehler, by deed from Highway 47 Lumber Company, of record in Book 8705, Page 540, Register's Office for Davidson County, Tennessee.

Tract 2

Lying in the 9th Civil District of Davidson County and more particularly described as follows:

Beginning at a metal fence post set in the North margin of Old Charlotte Road; said point being the Southeast corner of Tract 4 and the Southwest corner of the herein described tract; thence from said point of beginning and leaving said margin North 30 degrees 38' 41" West 86.14 feet to an iron pin; thence from said point South 83 degrees 30' 07" East 177.13 feet to a point in the North margin of Old Charlotte Road; thence from said point and with said margin South 67 degrees 44' 19" West 142.72 feet to the point of beginning and containing 0.14 acres.

Being the same property conveyed to Brian D. Koehler and wife, Nancy J. Koehler, by quitclaim deed from Hwy. 47 Lumber Company, A Partnership, of record in Book 8979, Page 868, Register's Office for Davidson County, Tennessee.

Tract 3

Being a certain parcel of land located in the 2nd (formerly the 9th) Civil District of Nashville-Davidson County, Tenn; and being more particularly described as follows:

Beginning at an oak tree located in the northerly margin of Old Charlotte Pike; said tree being the southeast corner of the Brian D. Koehler, etux property as recorded in Book 8705, Page 540, Register's Office for Davidson County, Tennessee.

Thence, leaving the said margin of said road and along the easterly boundary line of Koehler, N 30 degrees 38' 41" W - 175.34 feet to an iron rod;

Thence, leaving the said boundary line of Koehler and along a new line, N 78 degrees 05' 24" E - 55.48 feet to an iron rod;

Thence, S 12 degrees 11' 56" E - 166.05 feet to the POINT OF BEGINNING.

Containing 0.11 Acres (4,606 SF).

The above description being the subject of an unrecorded survey by C. Michael Moran, TRLS #970, dated July 10, 1995.

Being the same property conveyed to Brian D. Koehler and wife, Nancy J. Koehler, by quitclaim deed from Highway 47 Lumber Company, A Parntership, of record in Book 9738, Page 192, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8824 Old Charlotte Pike, Pegram, TN 37143.

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) Easement to TVA appearing in deed of record in Book 8648, Page 275, said Register's Office; 3) Easement as set out in Book 4273, Page 770, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $155,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 25th day of July, 1995.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

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.

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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **July, 1995**.

Brian D. Koehler

Nancy J. Koehler

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 **Brian D. Koehler and Nancy J. Koehler, husband and wife** , 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 **25th** day of **July, 1995**.

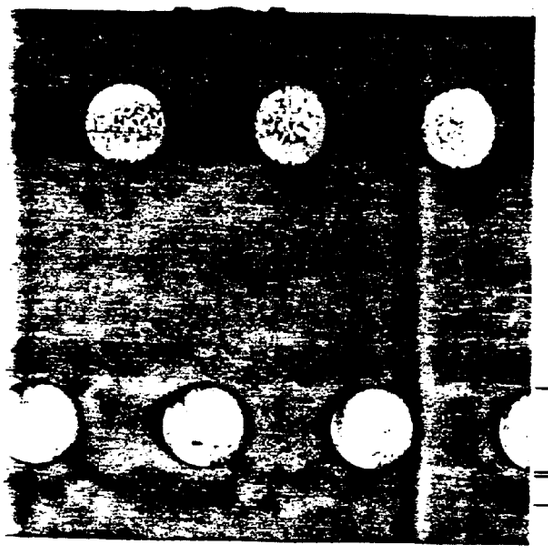
Notary Public
My Commission Expires:

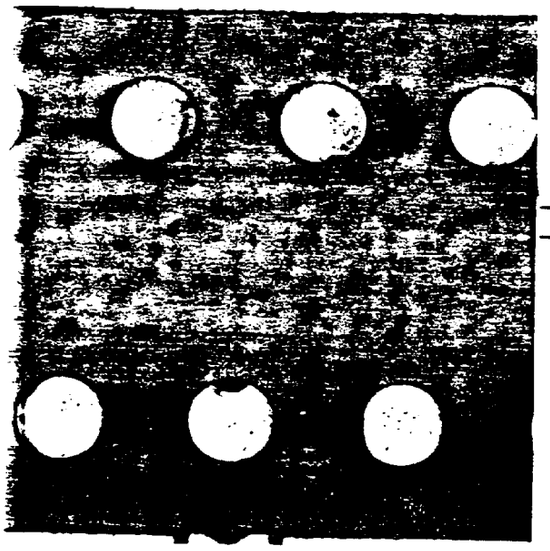
File No. 9507-270

0084069
IDENTIF. & REFERENCE

95 JUL 31 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5592 07/31 2101 03CHECK 586.50





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

RECEIVED OF _____

FOR _____

BOOK 9745 PG 483

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
155000.00
CON TX 573.50
PRFEE 1.00
MDEED 12.00
TOTAL 586.50
CHECK 586.50

07/31/95 01 14:05 0001 6592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084069
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935638