Bk 35

BOOK 10105 PG 149

WARRANTY DEED

File No: 00279717

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Alan Fox	OWNER	Map 130-4
[NAME]	[NAME]	
4212 Estes Road		Parcel 34
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Johan A. Madson and wife, Lynda P. Madson

have this day bargained and sold, and do hereby transfer and convey unto the said John Alan Fox and wife, Tori L. Fox

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson
} The actual consideration or value which ever is greater, for this transfer is $ 355,000.00

Subscribed and sworn to before me, this the 28TH day of JUNE, 19 96

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 4212 Estes Road, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28TH day of JUNE, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Johan A. Madson

Lynda P. Madson

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Johan A. Madson and wife, Lynda P. Madson

the within named bargainor(s), 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 official seal at Davidson COUNTY, Tennessee, this 28TH day of JUNE, 19 96.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

0193556

96 JUL -1 PM 1:02

REGISTER
DAVIDSON CO. TN.

BOOK 10105 PG 151

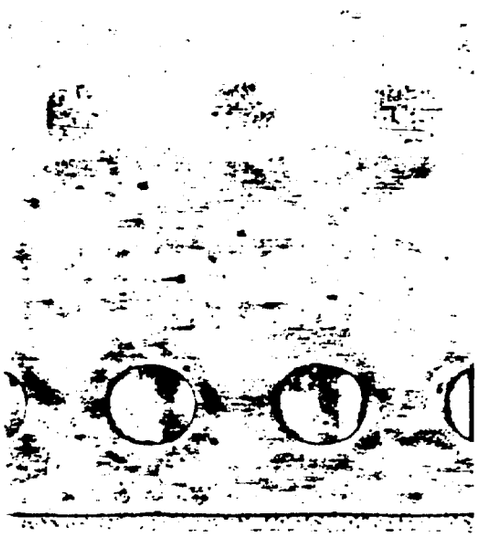
Exhibit "A"

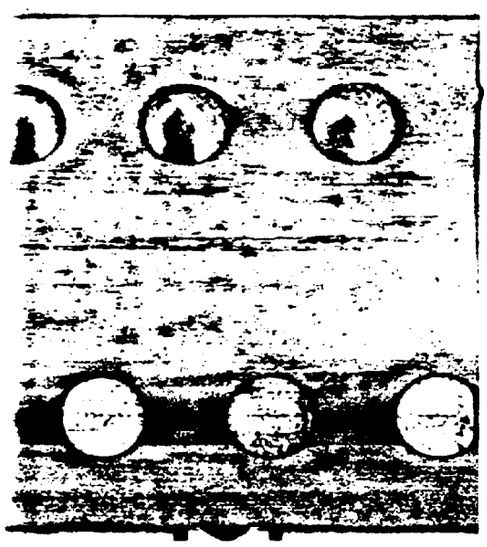
Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for said County.

Said Lot No. 23 fronts 100 feet on the easterly side of Estes Avenue or Compton Road and runs back between parallel lines 307.5 feet to a dead line.

Being the same property conveyed to Johan A. Madson and Lynda P. Madson by Warranty Deed from H. David Hall and wife, Katherine S. Hall, of record in Book 6108, page 128, Register's Office for Davidson County, Tennessee.

97\57 07/01 1401 03CHECK 1326.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 152

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
				355000.00
				CON TX 1313.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1326.50
				CHECK 1326.50
			07/01/96	01 13:04 0001 9767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198556
IDENTIFICATION REFERENCE

96 JUL -1 PM 1:02

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 1057507