PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10555 PG 976

W & I Ref: (pmt) Title No: 39011
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joanne Schwartz 4625 Tara Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: Map 131-14, Parcel 18 (FH 09920)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 250000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah S. Maddux, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joanne Schwartz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Tynewood Estates, Section II of record in Plat Book 2900, Pages 88, 89 and 90, Register's Office for said County.

SAID Lot No. 248 fronts 212 feet on the westerly margin of Tara Drive and extends back 292.9 feet on the southerly line and 212 feet on the northerly line to a broken line in the rear, measuring 255 feet thereon.

BEING the same property conveyed to Lewis W. Maddux and wife, Sarah S. Maddux by deed from H. Ed Chrisman, Jr., and wife, Edine B. Chrisman of record in Book 4031, Page 346, Register's Office for said County. The said Lewis W. Maddux has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 3069, Page 566, as amended in Book 8092, Page 372, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 4625 Tara Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 1997.

Sarah S. Maddux

Sarah S. Maddux

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State of Tennessee
County of Davidson

On this 1st day of August, 1997, before me the undersigned authority, personally appeared **Sarah S. Maddux**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Affiant

Sworn and subscribed before me on the 1st day of August, 1997.

My Commission Expires: _____

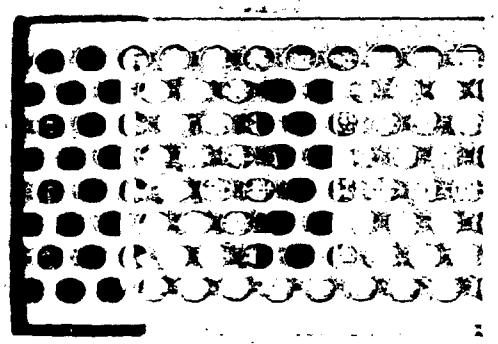
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

0333854
IDENTIF. & REFERENCE

97 AUG -4 PM 3:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2839 08/04 0101 03CHECK 934.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

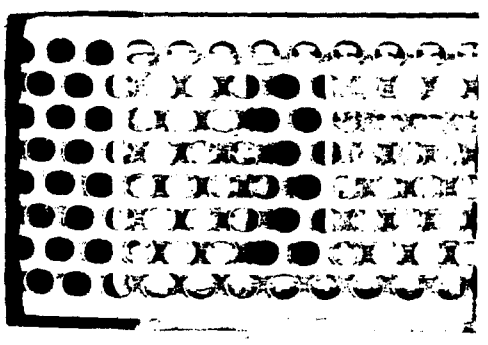
BOOK 10555 PG 978

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00
08/04/97 01 15:39 0001 2839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333854
IDENTIF. ↑ REFERENCE

97 AUG -4 PM 3:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182454