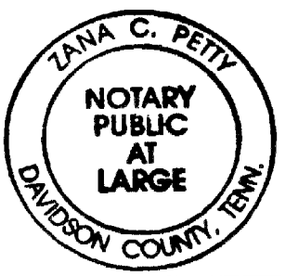
BOOK 10727 PAGE 680

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~102,975.00~~ 193975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1.20.99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Maddux (NAME)	Southtrust Mortgage Corporation (NAME)	MAP 109 5-0-A
1004 Wemberton Place (ADDRESS)	100 Brookwood Place, Suite 300 (ADDRESS)	PARCEL 2 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2060 (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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Maddux and wife, Linda K. Maddux

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. 71, on the plan of Phase 4, Lakeridge, of record in Plat Book 8250, Page 726, 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 Frank Batson Homes, Inc. by Quitclaim deed from B & P Developments, of record in Book 10727, Page 658, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9669, Page 715, Register's Office for said County.

97 DEC 18 PM 2:29

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03819 12

unimproved ( )
This is improved (X) property, known as 1004 Wemberton Place, Nashville, TN 37214
(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 12th day of December 19 97

Frank Batson Homes, Inc.
By:
Frank C. Batson, President

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

BOOK 10727 PG 661

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc the within named bargainor, and corporation, and that he as such President 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of December 19 97 .

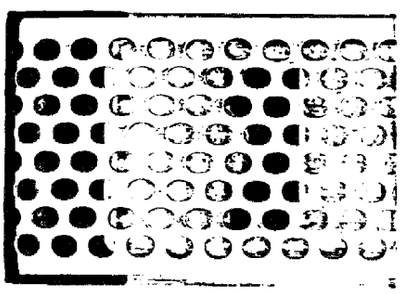
1.20.99

My commission expires ~~March 24, 2001~~

_____
Notary Public

ZANA E. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

3167 12/18 0101 03CHECK 689.71



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

RECEIVED OF _____

FOR _____

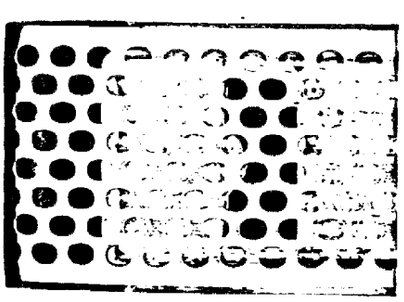
BOOK 10727 PG 662

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 183975.00
CON TX 680.71
PRFEE 1.00
WDEED 8.00
TOTAL 689.71
CHECK 689.71

12/18/97 01 14:35 0001 3167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381912
IDENTIF. A REFERENCE

97 DEC 18 PM 2:29

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

No.1233909