BOOK 10846 PG 695

This Instrument Was Prepared By:
Davis & Jordan, P.C.
5210 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($375,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Norman E. Witthauer, Sr. and wife, Mary E. Witthauer ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto James N. Maddux ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revision to the Resubdivision of Lots Nos. C3, C4, and C5 of Hermitage Estates, Parcel "B" of record in Plat Book 7900, page 328, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman E. Witthauer, Sr. and wife, Mary E. Witthauer by Deed of record in Book 9363, page 144 Register's office Davidson Co.
This property is known as 4235 Lebanon Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his successors and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that Grantors are lawfully possessed of said land in fee simple, and have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors this 12th day of March, 1998.

Norman E. Witthauer, Sr.

Mary E. Witthauer

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Norman E. Witthauer, Sr. and Mary E. Witthauer personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 12th day of March, 1998.

Notary Public

My Commission Expires: My Commission Expires MAY 27, 2001

8435 03/20 0101 03CHECK 1396.50

98 MAR 20 AM 9:34

DAVIDSON COUNTY, TN.

04146626

IDENTIF. & REFERENCE

k:\atty4\capital\maddux\warranty.deed

BOOK 10846 PG 696

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Vann L. Witthauer Jr.
Affiant

Subscribed and sworn to before me this 12th day of March, 1998.

Notary Public

My Commission Expires MAY 27, 2001

Commission Expiration:

RETURN TO:

Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

James N. Maddux
4235 Lebanon Pike
Hermitage, TN 37076

PROPERTY ADDRESS:

James N. Maddux
4235 Lebanon Pike
Hermitage, TN 37076

MAP PARCEL NUMBER
75-10-200

k:\arty4\capital\maddux\warranty.deed

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

RECEIVED OF _____

FOR _____

BOOK 10846 PG 697

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
375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 8.00
TOTAL 1396.50
CHECK 1396.50
03/20/98 01 09:33 0001 8435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 14626
IDENTIF. & REFERENCE

98 MAR 20 AM 9:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1268780