Box1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

BOOK 10880 PG 722

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/7/98

Notary Public

MY COMMISSION EXPIRES:.

My Commission Expires 2-19-2002 (AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Maddux	Mid-State Financial Services, Inc.	135-16-0-A
(NAME)	(NAME)	
2453 Ravine Drive	2021 Richard Jones Road	04100 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville,Tennessee 37215	
(CITY) (STATE) (ZIP)	(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, **LANCE S. LEWIS AND WIFE TONI L. LEWIS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD C. MADDUX AND WIFE MARY E. CLAY - 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Nashboro Village Tracts 8, 9, and 10 of record in Plat Book 5200, Page 186-189, amended in Book 7024, Page 64 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lance S. Lewis and wife Toni L. Lewis by deed of record in Book 10244, Page 291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lance S. Lewis by Toni L. Lewis as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10880, Page 721, in the Register's Office for Davidson County, Tennessee.

This is improved ( ) property, known as 2453 Ravine Drive, Nashville, TN 37217
(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 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.

04 23826
IDENTIF. & REFERENCE

98 APR -9 AM 10:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10880 PG 723

Witness my/our hand(s) this 7th day of April, 1998.

Lance S. Lewis
by Toni L. Lewis his attorney-in-fact

Toni L. Lewis

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lance S. Lewis and wife Toni L. Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 7th day of April, 1998

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4/7/98 before me personally appeared Toni L. Lewis, the person who executed the foregoing instrument on behalf of Lance S. Lewis, and acknowledged that she executed the same as the free act and deed of the said Lance S. Lewis, through Power of Attorney granted her, by the said Lance S. Lewis.

Angela M. Lake
Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

2257 04/09 01:01 03CHECK 615.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10880 PG 724

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 163900.00
				CON TX 606.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 615.43
				CHECK 615.43
04/09/98	01			10:51 0001 2257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423826
IDENTIF. # REFERENCE

98 APR -9 AM 10:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1278438