DO NOT PUBLISH

BOOK 10958 PG 208

Box 44

GENERAL WARRANTY DEED

Address New Owner:

Patrick D. Maddux
3818 West End Ave. # 209
Nashville, TN 37205

Send Tax Bills To:

~~Same~~
Colonial Mortgage Co
P.O. Box 5627
Montgomery, AL 36103-5627

Map and Parcel No.:

Map: 104-09 K
Parcel: 209 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward A. Scofield and Sherry L. Scofield** (formerly Sherry L. Schmeing), (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Patrick D. Maddux** (the "Grantee"), his 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 Unit No. 209, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Edward A. Scofield and Sherry L. Schmeing, unmarried by deed from David Lehman Greene, unmarried of record in Book 9682, page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1998 Taxes have been prorated and are assumed by the Grantee.

2. Matters shown on the Plan of record in Book 6900, page 954, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants,

restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office.

4. Party wall for use in common with owner(s) of attached and appurtenant improvements.

5. Easement for ingress and egress as set out in Book 6846, page 833, Corrected and Confirmation of record in Book 6881, page 926, and Second Confirmation and Correction Deed in Book 7902, page 109, said Register's Office.

6. Easement granted to Leah Fleisman Sonnenfield as set out in Book 7902, page 145, said Register's Office.

7. Restrictive Covenants contained in instrument of record in Book 6846, page 838, said Register's Office.

8. Rights of others in and to the common elements.

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, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of May 29, 1998.

Edward A. Scofield

Edward A. Scofield

Sherry L. Scofield

Sherry L. Scofield (formerly Sherry L. Schmeing By Edward A. Scofield Attorney-in-Fact

BOOK 10958 PG 210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Edward A. Scofield and Sherry L. Scofield**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 20th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4916 06/02 0101 03CHECK 625.35

The actual consideration or value, whichever is greater, for this transfer is $ 165,500.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 1998.

Notary Public

My commission expires: 11/27/99

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

gentcs\scofield.gwd

98 JUN -2 PM 3:59

IDENTIFICATION & REFERENCE

041509 5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10958 PG 211

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 165500.00

CON TX 612.35

PRFEE 1.00

WDEED 12.00

TOTAL 625.35

CHECK 625.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/98 01 16:01 0001 4916

0445095

IDENTIF. # REFERENCE

98 JUN -2 PM 3:59

REGISTER

DAVIDSON CO., TN.

No. 1300846