BOOK 11001 PAGE 601

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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 40072
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barry Caldwell Maddux David Maddux 141 Alton Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-09-037 07DZ 32160

WARRANTY DEED

B448 07/01 0101 03CHECK 902.70

FOR AND IN CONSIDERATION of the sum of **$ 241000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Horace Hill Granbery and spouse, Cornelia M. Granbery,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry Caldwell Maddux and spouse, David Maddux,** 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. 17 Block B on the 2nd Revised plan of Highlands of Belle Meade No. 2, Blocks A, B, C, and D of record in Book 1130, Page 62, Register's Office for said County.

SAID Lot No. 17 fronts 100 feet on the southwesterly margin of Alton Road and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Horace Hill Granbery and wife, Cornelia M. Granbery of record in Book 6178, Page 194, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and 10 foot easement for public utility purposes along the rear line(s) of said lot. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 18, 1998, which discloses that the shed encroaches the 10' utilities easement and the porch violates the 50' minimum building setback line.

This is improved property, known as: 141 Alton Road, Nashville, TN 37205

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.

BOOK 11001 PAGE 602

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 30th day of June, 1998.

Horace Hill Granbery
Horace Hill Granbery

Cornelia M. Granbery
Cornelia M. Granbery

State of Tennessee
County of Davidson

On this 30th day of June, 1998, before me the undersigned authority, personally appeared **Horace Hill Granbery** and **Cornelia M. Granbery**, 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.

Notary Public

State of Tennessee
County of Davidson

EXP 5-28-2000

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 241000.00

Barry Caldwell Maddux
Affiant

Sworn and subscribed before me on the 30th day of June, 1998.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

EXP. 5-28-2000

98 JUL -1 PM 2:03

FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04576 79

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 603

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
241000.00
CON TX 891.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 902.70
CHECK 902.70
07/01/98 01 14:03 0001 8448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457679
IDENTIF. & REFERENCE
98 JUL -1 PM 2:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1314230