ADDRESS NEW OWNERS and
SEND TAX BILLS:
John W. Maupin and wife,
Charmion Maupin
4006 Meadow Road
Nashville, TN 37218

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
069-04-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALMA RUTH HOBDY, hereinafter called GRANTOR, has this day bargained and sold and by these presents does transfer and convey to JOHN W. MAUPIN and wife, CHARMION MAUPIN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "BB" on the revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for Said County.

Said Lot No. 23 fronts 75 feet on the easterly side of Meadow Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John Hobdy and wife, Alma Ruth Hobdy by deed of record in Book 2344, Page 631, Register's Office for Davidson County, Tennessee. The said John Hobdy having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hands on this the 5 day of August, 1998.

Alma Ruth Hobdy
ALMA RUTH HOBDY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ALMA RUTH HOBDY, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of August, 1998.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $74,500.00.

John W. Maupin
AFFIANT

Subscribed to and sworn before me, this the 5 day of August, 1998.

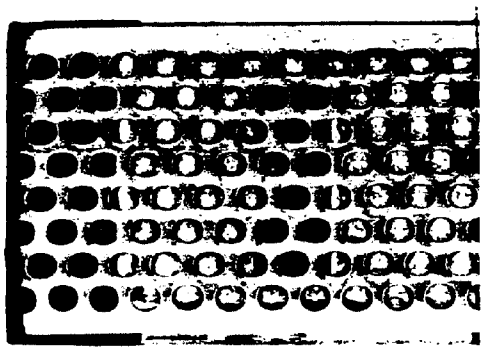
NOTARY PUBLIC

My Commission Expires:
12/16/01

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

98 AUG 12 AM 9:17

0473898



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

RECEIVED OF _____

FOR _____

BOOK 11062 PAGE 284

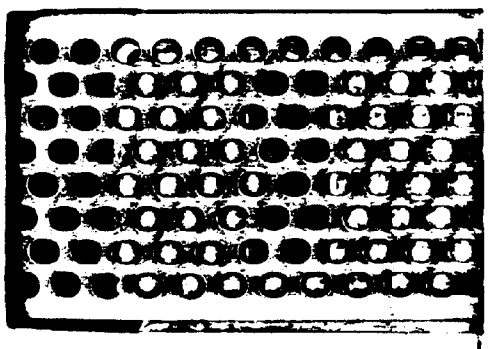
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 286.65
CHECK 286.65

08/12/98 01 09:18 0001 5826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473898
IDENTIF. ↑ REFERENCE

98 AUG 12 AM 9:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1331378