ADDRESS NEW OWNERS and
SEND TAX BILLS:
Jeffrey E. Maugeri and wife,
Cynthia Sue Maugeri
329 B Scalf Drive
Madison, TN 37115

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

MAP PARCEL NUMBER:
043 - 06 - 0 - 349.00

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, JAMES E. HUMPHREY, JR., hereinafter called GRANTOR, has this day bargained and sold and by these presents does transfer and convey to JEFFREY E. MAUGERI and wife, CYNTHIA SUE MAUGERI, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Being Lot No. 1 on the Plan of the Scalf Drive Subdivision of record in Book 6050, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James E. Humphrey, Jr. by deed of record in Book 9453, Page 191, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This property is known as 329 Scalf Drive, Madison, Tennessee 37115.

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 he 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 himself, his 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.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands on this the 4 day of September, 1998.

JAMES E. HUMPHREY, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand at office this 4 day of September, 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 $55,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of September, 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 SEP -8 PM 1:10

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

98L 09/08 0101 03CHECK 214.50

IDENTIF. & REFERENCE

0485280

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11103 PAGE 431

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
BANK	2.00
TOTAL	214.50
CHECK	214.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/08/98 01 13:11 0001 7981

0485280
IDENTIF. # REFERENCE

98 SEP -8 PM 1:10

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1343404