56

This Instrument Was Prepared By:
Davis & Jordan, P.C.
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11228 PAGE 447

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED AND EIGHTY THOUSAND DOLLARS ($380,000.00), cash in hand paid, the receipt of which is hereby acknowledged, James N. Maddux ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Carlton E. McMullin and wife, Beth B. McMullin (collectively "Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revision to the Resubdivision of Lots Nos. C3, C4, and C5 of Hermitage Estates, Parcel "B" of record in Plat Book 7900, page 328, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James N. Maddux by Warranty Deed of Norman E. Witthauer, Sr., and wife, Mary E. Witthauer of record in Book 10846, Page 695, Register's Office for Davidson County, Tennessee.

This property is known as 4235 Lebanon Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, their successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that Grantor is lawfully possessed of said land in fee simple, and has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of Grantor this 24th day of November, 1998.

98 DEC -1 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.

05118835
RECEIPT # REFERENCE

James N. Maddux

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that James N. Maddux personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument executed same and acknowledged said instrument to be his free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 24th day of November, 1998.

WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 27, 2001

3703 12/01 0101 03CHECK 1417.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

k:\atty4\capital\maddux\warranty.deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BOOK 11228 PAGE 448

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carlton E. McMullin
Affiant

Subscribed and sworn to before me this 24th day of November, 1998.

Notary Public

Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

RETURN TO:

Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

Carlton E. McMullin

PROPERTY ADDRESS:

4235 Lebanon Pike
Hermitage, TN 37076

MAP PARCEL NUMBER
75-10-200

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

K:\atty\Capital\mmaddux\warranty deed

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

RECEIVED OF _____

FOR _____

BOOK 11228 PAGE 449

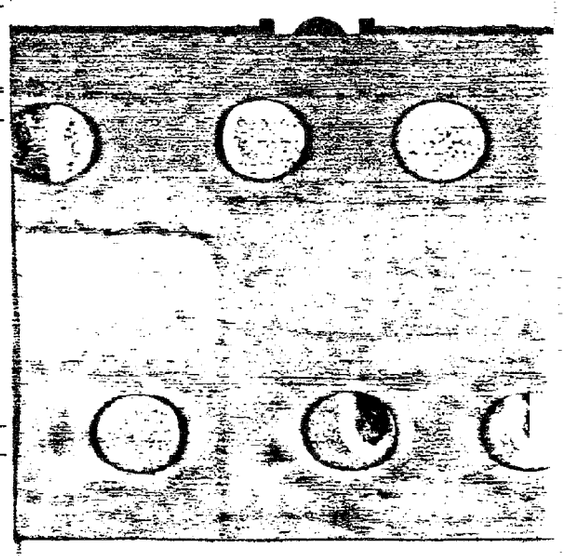
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

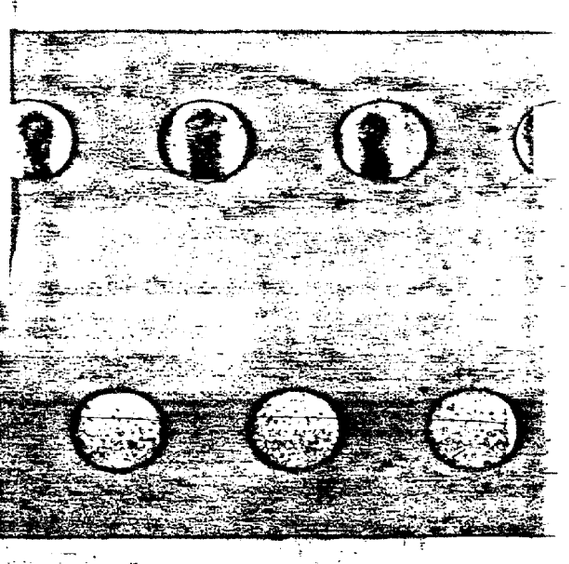
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
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			CON TX 1406.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1417.00	
			CHECK 1417.00	
12/01/98	01		16:11 0001 3703	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518835
IDENTIF. # REFERENCE

98 DEC -1 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.





No. 1378734

