18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11417 PG. 25

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **April, 1999** between MARGARET PIKE BRYAN CULBREATH, UNMARRIED, GRANTOR, and LOIS H. MILLER, UNMARRIED, and EDWIN F. MADRIGAL, UNMARRIED, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET PIKE BRYAN CULBREATH, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LOIS H. MILLER, UNMARRIED, and EDWIN F. MADRIGAL, UNMARRIED, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 502 EAST MAPLE STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Margaret Pike Bryan Culbreath
MARGARET PIKE BRYAN CULBREATH
Signature of Seller

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

05698833
IDENTIF. & REFERENCE

99 APR -6 PM 12:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

133.40 0CHECK 0101 04/06 7838

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARGARET PIKE BRYAN CULBREATH, UNMARRIED, 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 **1st** day of April, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LOIS H. MILLER, UNMARRIED, and EDWIN F. MADRIGAL, UNMARRIED

209 FOREST PARK ROAD
MADISON, TN 37115

Property Address:

502 EAST MAPLE STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-113-0, PARCEL 399

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$32,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee being Lot No. 4 on the Subdivision of Block "A" Forrest Park Acreage Tracts as of record in Book 6200, page 795, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MARGARET PIKE BRYAN CULBREATH, UNMARRIED, by Warranty Deed from OPAL J. TAYLOR& MARGARET PIKE BRYAN, of record in Deed Book 7679, Page 658, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 043-113-0, PARCEL 399, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 315.27).

2. All matters as set forth on the Plan of record in Plat Book 63200, page 795, said Register's Office, which plan includes a 5-foot X 30-foot utility anchor easement on the northeast corner of said lot.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0569883

IDENTIF. A REFERENCE

99 APR -6 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	32000.00
MOR TX	118.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
VOID	
MOR TX	118.40-
CON TX	118.40
TOTAL	133.40
CHECK	133.40

04/06/99 01 12:54 0001 7838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446859