THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11462 PG. 761

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 167,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF April 19 99
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. 99

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Rosson	NVR Mortgage Finance, Inc.	MAP 132-9
(NAME)	(NAME)	
911 Cadillac Avenue	5301 Virginia Wat; Suite 350Bren	PAR 102
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert W. Maddox and Mary R. Maddox, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. Rosson and Tammy Rosson, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northwesterly part of Lot number 25 on the plan of Oakhill Subdivision Number One, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point at the common corner of Lots number 25, 26, 39 & 40 in said subdivision, being in the south margin of Cadillac Avenue as shown on the Plan of record in Book 547, at page 49 (or 52), said Register's Office; thence easterly along the line between lots number 25 and 40, being the south margin of Cadillac Avenue, 160 feet to a point; thence southerly, parallel to and 40 feet west of the line between lots 24 and 25, 304.7 feet; thence westerly 160 feet to the line between lots number 25 and 26; thence with said line, northerly 309.3 feet to the beginning.

Being the same property conveyed to Robert W. Maddox and wife, Mary R. Maddox by deed of record in Book 5547, page 765, said Register's Office.

Subject to all of the matters as shown on the plan of record in Book 547, page 49, said Register's Office.

This description is the same used in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 911 Cadillac Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of April 19 99

Robert W. Maddox

Mary R. Maddox

STATE OF TENNESSEE
Davidson County

BOOK 11462 PG. 762

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Maddox

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 99

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

On this 30th day of April , 19 99 , personally appeared before me, Robert W. Maddox , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Mary R. Maddox and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30th day of April , 19 99.

Notary Public

My commission expires: 5-5-99

MAIL ENV.

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

05/04 01:01 02CHECK 630.75

99 MAY -4 PM 4:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

INDEXING REFERENCE

0652664

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 763

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

05826664

REFERENCE TO INSTRUMENT

99 MAY -4 PM 4:04

RECEIVED
FILED
DAVIDSON CO. TN.

CAMT
167500.00
CON TX 619.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 630.75
CHECK 630.75

05/04/99 01 16:07 0001 1458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456144