WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Denise C. Maddock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200006280064139 Page: 1 OF 2
REC'D FOR REC 06/28/2000 9:49:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $354.83

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENISE C. MADDOCK (NAME)	JEFFERSON HERITAGE MORTGAGE COMP (NAME)	MAP 25-03
425 MONCRIEF AVENUE (ADDRESS)	15435 CLAYTON ROAD (ADDRESS)	PARCEL 21.00
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	BALLWIN, MO 63011 (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, AGGIE MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE C. MADDOCK AND ANTHONY R. WYRICK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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:

Being the easterly part of Lot No. 46 on the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey by Campbell Surveying, dated August 26, 1989, as follows:

BEGINNING on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ralph S. Walters, et ux, by deed of record in Book 7054, page 103, Register's Office, Davidson County, Tennessee, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots North 61 deg. West 398 feet, thence South 1 deg. East 126.4 feet to the line between Lots Nos. 46 and 47; thence with the line between said two lots South 61 deg. East 325 feet to the westerly margin of Moncrief Avenue; thence with said Avenue, North 24 deg. East 100 feet to the beginning.

Being the same property conveyed to AGGIE MILLER, by Deed of record in Book 10363, page 22, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

unimproved ( )
This is improved (X) property, known as 425 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072
(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 my hand this 23rd day of June, 2000

Aggie Miller
AGGIE MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AGGIE MILLER

the 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 and official seal at GOODLETTSVILLE, Tennessee, this 23rd day of June, 2000.

Commission expires 4-28-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

My commission expires _____

_____
Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE