WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/01 13:05 2pgs
Fees:13.00 Taxes:336.70

20010706-0072301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

J. B. Box
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 5/20/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Madar (NAME)	Columbia National, Incorporated (NAME)	MAP 83-15
231 Riverside Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 94
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (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, J. B. Box and wife, Mary Virginia Box

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer A. Madar and husband, Michael Wayne Madar

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 Lot No. 28 on the Plan of Fortland Park, Section 1, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said lot No. 28 fronts 80 feet on the easterly side of Riverside Drive and runs back between lines 120 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear on which it measures 94.6 feet.

Being the same property conveyed to J. B. Box and wife, Mary Virginia Box from Thomas C. Heneisen, Sr. and wife, Florence R. Heneisen of record in Book 4102, Page 586, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 231 Riverside Drive, Nashville, TN 37206
(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 28th day of June, 2001

J. B. Box

Mary Virginia Box

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 J. B. Box and wife, Mary Virginia Box

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and [illegible] acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goo[illegible]rtsville, Tennessee, this 28th day of June, 20[illegible]

Commission expires 5/20/02

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