WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Chadwell (NAME)	SAME (NAME)	MAP 160-07
4929 Darlington Drive (ADDRESS)	(ADDRESS)	PARCEL 2
Nashville, TN 37211 (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, Michael E. Madison and wife, Nora S. Madison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Chadwell and wife, Ella F. Chadwell

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 the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being the westerly 178 feet of the easterly 267.4 feet of Lot No. 3 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 27, 1954, as follows:

Beginning at a point in the center of Baxter Lane at the southwest corner of a part of Lot No. 3 conveyed to Frnak Feinstein and wife by deed from John L. Mills and wife of record in Book 2294, page 126, Register's Office for Davidson County, Tennessee; thence with the center of said Lane, westwardly 178 feet to the southeast corner of a part of Lot No. 3 conveyed to Jesse O. Hooper and wife by deed from John L. Mills and wife of record in Book 2089, page 559, said Register's Office; thence with the eastern boundary line of said Hooper property, northwardly 488.8 feet to Hooper's northeast corner; thence south 85 deg. east 178 feet to Feinstein's northwest corner; thence with the western boundary line of said Feinstein's property southwardly 488.8 feet to the beginning.

Being the same property conveyed to Michael E. Madison adn wife, Nora S. Madison by deed from William Donald McGahan and wife, Charlene S. McGahan of record in Book 8258, page 314, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 720 Baxter Lane, Nashville, Tennessee 37220
(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 6th day of September, 2001

Michael E. Madison

Nora S. Madison

Davidson County DEEDWARR
Recvd: 09/07/01 09:39 2pgs
Fees:13.00 Taxes:647.50

20010907-0097216

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 Michael E. Madison and wife, Nora S. Madison

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2001.

Commission expires _____

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); and (b) easement of record in Book 6910, page 611, said Register's Office.