FILE BOX 19B
02-1-9-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/02 13:47 2pgs
Fees:13.00 Taxes:721.50

20020111-0004877

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY R. MITCHELL	" NEW OWNER "	MAP 051-08
(NAME)	(NAME)	
525 General Kershaw Drive		PARCEL 102
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		F.B.#: 11D-65720
(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, MADDOX FOUNDATION, a Mississippi nonprofit corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY R. MITCHELL AND WILLIAM D. MITCHELL, BOTH MARRIED

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. 6 on the unrecorded map showing Will S. Roberson and wife's Re-Subdivision of B.R. Enloe's Subdivision of Lots Nos. 2 and 5 in Montague.

According to a survey made by Erle Drake, Surveyor, June 25, 1937, said Lot No. 6 fronts 60 feet on the easterly side of the Gallatin Pike, as now established, and run back between parallel lines, parallel with and 240 feet South of the southerly margin of Brick Haven Avenue, 192 feet, more or less, to the westerly line of Lots Nos. 15 and 16 on said plan.

BEING the same property conveyed to Robin G. Costa and Earl Bentz, Co-Trustees of the Margaret H. Maddox Trust, established by Margaret H. Maddox, as Settlor, on May 10, 1981, as amended and restated in its entirety by Notice and Full Text of Amendment and Restatement of Trust Agreement, dated December 17, 1997, by Deed from Protective Limited Partnership, a Tennessee limited partnership, of record in Instrument No.: 199912300308954, and conveyed to Robin G. Costa and Tommye Maddox Working, Co-Trustees of The Maddox Foundation, a charitable trust create by Dan W. Maddox under agreement dated October 10, 1968, by Quitclaim Deed of record in Instrument No.: 199912300308955, and further conveyed to Maddox Foundation, a tax exempt non-profit Mississippi corporation, by Quitclaim Deed in Instrument No.: 20020111-0004875, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1015 Gallatin Pike, Madison, TN 37115
(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 4th day of January, 2002

MADDOX FOUNDATION, a Mississippi nonprofit corporation
By:
Morgan Cox, Attorney-in-fact

Legal Continued from Page 1

THIS instrument is being executed in behalf of Maddox Foundation, a Mississippi nonprofit organization, pursuant to a Resolution of Corporation executed by same on the 3rd day of January, 2002, and being filed for record in Instrument No.: 20020111-0004876, of record and recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of January, 2002, before me personally appeared MORGAN COX, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MADDOX FOUNDATION, a Mississippi nonprofit corporation, and acknowledged that he executed the same as the free act and deed of the said MADDOX FOUNDATION.

My Commission Expires: 05/28/03

Notary Public

