THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20357**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Wentworth Caldwell Affiant Subscribed and sworn to before me, this March 27, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Miss Wentworth Caldwell 141 Alton Road Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** 130.09-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry C. Maddux and spouse, David T. Maddux**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miss Wentworth Caldwell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 141 Alton Road, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this March 27, 2003.

Barry C. Maddux by David T. Maddux, AIF
As Attorney-In-Fact

David T. Maddux

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David T. Maddux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this March 27, 2003.

Notary Public

My Comm Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, David T. Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Barry C. Maddux as her Attorney-In-Fact, as the free and and deed of the within named Barry C. Maddux.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2003.

Notary Public

My Comm Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 04/02/03 12:00 2pgs
Fees:13.00 Taxes:1332.00

20030402-0043458

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 17, Block "B" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C, and D as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Barry Caldwell Maddux and spouse, David Maddux by deed from Horace Hill Granbery and spouse, Cornelia M. Granbery, said Register's Office. The said Barry Caldwell Maddux is also known as Barry C. Maddux and the said David Maddux is also known as David T. Maddux.

This conveyance is made subject to:

1. 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Loan Survey (Mortgage Loan Inspection) dated, June 18, 1998 by John Kohl and Co., P.C. shows shed encroaches on 10 foot utilities easement and porch violates the 50 foot minimum building setback line.
4. All matters appearing on the Plan of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee.