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. 20517-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $284,000.00. Affiant Subscribed and sworn to before me, this May 22, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 29, 2004

WARRANTY DEED

Address New Owner: Thomas W. Madron Beverly B. Madron 1023 15th Avenue South Nashville, TN 37212	**Send Tax Bills To:** Owner	**Tax Information:** Map No.105.01 Parcel No. 148.00

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, **Benjamin F. Radcliff and wife, Amy L. Radcliff**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas W. Madron and wife, Beverly B. Madron** ("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 1023 15th Avenue South, Nashville, TN, 37212

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 May 22, 2003.

Benjamin F. Radcliff by Amy L. Radcliff as Attorney-In-Fact

Amy L. Radcliff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Amy L. Radcliff**, 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 on behalf of **Benjamin F. Radcliff** as his Attorney-In-Fact, as the free and and deed of the within named Benjamin F. Radcliff.

Witness my hand, at office, this 22nd day of May, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, personally appeared the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy L. Radcliff**, 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, at office, this 22nd day of May, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 05/27/03 12:19 2pgs
Fees:13.00 Taxes:1050.80

20030527-0071211

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 105 in Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, in the Register's Office for Davidson County, Tennessee, and the southerly corner of Lot No. 44 in the B.F. Shields and wife's Plan of Lots, of record in Book 57, page 31, in said Register's Office, described together as follows:

Beginning on the westerly margin of 15th Avenue, formerly Bowles Street, at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots, 140.6 feet to the beginning.

Being the same property conveyed to Benjamin F. Radcliff and wife, Amy L. Radcliff by deed from Kenneth Clarke Collins, Jr. and wife, Martha A. Collins appearing as Instrument No. 20010620-0065611, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s); and
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) All matters appearing on the Plan of record in Plat Book 21, page 83, Book 57, page 31, Register's Office for Davidson County, Tennessee.