Davidson County DEEDWARR
Recvd: 06/10/04 10:40 2pgs
Fees:13.00 Taxes:425.50

20040610-0068767

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 1 day of June, 2004.

Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE TENN.

06-0405-71247

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Tatum 3105 Blackwood Drive Nashville TN 37214	Same	96-16-0-132

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carlton Smith Madison, Jr.**, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Larry Tatum and wife, Patsy Tatum**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 19, on the plan of Larchwood, Section 2, of record in Plat Book 5200, Page 57-59, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlton Smith Madison, Jr., by deed, dated 05/29/96, from Jeffrey W. Burke and wife, Carolyn Burke, of record in Book 10070, Page 888, Register's Office.

Sharon Kay Madison, wife of Carlton Smith Madison, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3105 Blackwood Drive, Nashville, TN

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1 day of June, 2004.

Carlton Smith Madison, Jr.
Carlton Smith Madison, Jr.

Sharon Kay Madison by Carlton Smith Madison Jr. her attorney in fact
Sharon Kay Madison by
Carlton Smith Madison, Jr.
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carlton Smith Madison, Jr. with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Sharon Kay Madison and that he is authorized by Sharon Kay Madison to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 1 day of June, 2004.

Robbin Teasley
Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.