THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24951-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me this 13th day of January, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Franklin W. Maddux Dugan W. Maddux 2080 Berry Hill Road Danville, VA 24541	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.14-0G Parcel No. 095.00-CO

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, **Sondra B. Cruickshanks, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin W. Maddux and wife, Dugan W. Maddux** ("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 45 Green View, Nashville, Tennessee 37205

Douglas Cruickshanks, Jr., spouse of Sondra B. Cruickshanks, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Sondra B. Cruickshanks.

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 the 13th day of January, 2006.

Sondra B. Cruickshanks
By Douglas Cruickshanks, Jr., Attorney-in-Fact

Douglas Cruickshanks, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Cruickshanks, Jr., 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 13th day of January, 2006.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Cruickshanks, Jr. 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 and who further acknowledged that he is the Attorney-in-Fact for the said Sondra B. Cruickshanks and is authorized by the said Sondra B. Cruickshanks to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of January, 2006.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/19/06 10:53 2 pgs
Fees:13.00 Taxes:2442.00

20060119-0007174

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Revision to Lots 137 and 138 Whitworth Phase 01/A/Greenview as of record in Plat Book 8250, page 38, amended in Book 9327, page 869, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sondra B. Cruickshanks, married, by deed dated October 2, 2000 from Matthew A. Bulow and wife, Lacey K. Bulow, of record in Instrument No. 20001004-0098386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Whitworth, of record in Book 8026, page 305, made applicable in Book 8047, page 243, amended in Book 8282, page 45, Book 9778, page 27, and in Instrument No. 20020812-0097386;
3. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, page 29;
4. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523;
5. All matters appearing on the Plan of record as Book 8250, page 38, amended in Book 9327, page 869; and
6. Easement for sewer of record in Book 3505, page 338, Register's Office for Davidson County, Tennessee.