Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1294

Davidson County DEEDWARR
Recvd: 09/18/08 13:47 2 pg
Fees:13.00 Taxes:3089.50

20080918-0095398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned David T. Maddux, and wife, Barry C. Maddux, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Wentworth Caldwell, Jr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

TRACT NO. I:

Being the westerly 116 feet front of the easterly 126 feet front and the westerly 114 feet of the easterly 124 feet of Lot No. 10 of Block "D" on the mpa of the Revised Plan of the Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County.

Said part of Lot No. 10 fronts 116 feet on the southerly side of Cheek Road and runs back between lines 175 feet to a 25 foot street, measuring 114 feet thereon.

TRACT NO. II:

A strip of land 25 feet wide and 114 feet lot, which strip of land was formerly an unaccepted dedicated street on "Revised Plan of Highlands of Belle Meade No. 2", which parcel of land begins at the southeast corner of a lot presently owned by said Grantees, and hereinafter described, and runs westerly 114 feet to a point, then southerly 25 feet along the line which is a continuation of the westerly border of Grantees' presently owned lot; thence easterly 114 feet to a point on a line with the easterly border of Grantees' presently owned lot, thence 25 feet northerly back to the point of beginning.

Being the same property conveyed to David T. Maddux and wife, Barry C. Maddux by Warranty Deed from Huseby Homes, LLC, a Tennessee Limited Liability Corporation dated March 18, 2003 of record in Inst. No. 20030328-0040796, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 147 Cheek Road, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of September, 2008.

David T. Maddux

Barry C. Maddux

State of Tennessee)
County of Davidson)

On this 16th day of September, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David T. Maddux, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

On this 16th day of September, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barry C. Maddux, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 835,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Wentworth Caldwell, Jr.	Owner	130-9-56
147 Cheek Road		
Nashville, TN 37205		