WARRANTY DEED

Address of Grantee:
Orville Gregory ("Buddy") Maddux, Jr.
3711 Hilldale Drive
Nashville, Tennessee 37215

Send Tax Bills to:
Same

Map and Parcel No:
132-12-1

BILL GARRETT, Davidson County
Trans:T20110025702 DEEDWARR
Recvd: 05/02/11 11:46 3 pgs
Fees:18.00 Taxes:1110.00
20110502-0033348

Date: APRIL 29, 2011

Grantor: MADDUX BUILDERS, INC.

Grantor's Mailing Address: 4340 Kenilwood Drive, Nashville, Tennessee 37204

Grantee: ORVILLE GREGORY ("BUDDY") MADDUX, JR.

Grantee's Mailing Address: 3711 Hilldale Drive, Nashville, Tennessee 37215

Consideration: Three Hundred Thousand Dollars ($300,000.00)

Property (including any improvements):

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said county, and described as follows:

BEGINNING at a point in the easterly margin on Kenilwood Drive at the corners of Lots 72 and 73; thence with the line between said lots easterly 320 feet; thence in a northeasterly direction along the rear line of Lot 72, 68 feet to a concrete monument; thence north 84 degrees 11 minutes east 38 feet to a concrete monument in the westerly right-of-way line of the L & N Railroad; thence northerly with said right-of-way 62 feet to a concrete monument; thence south 85 degrees 36 minutes West 10 feet to a concrete monument; thence northerly with the railroad right-of-way 25.2 feet to the corner of Lots 71 and 72; thence with the line between said lots westerly 349.4 feet to the east margin of Kenilwood Drive; thence with said Drive southerly 125 feet to the beginning.

This is improved property known as 4340 Kenilwood Drive, Nashville, Tennessee 37204.

This being the same property conveyed to MADDUX BUILDERS, INC. by Warranty Deed dated May 20, 1998 from JOHN P. PRIMM, MARRIED and RITA P. WIMPY, UNMARRIED of record in official records, Book 10948, Pages 487-490, Register's Office of Davidson County, Tennessee.

This instrument was prepared by:
P. Cayce Powell
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027

For Consideration, receipt of which is hereby acknowledged, Grantor hereby conveys to Grantee the Property located in Davidson County, Tennessee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When the context requires, singular nouns and pronouns include the plural.

MADDUX BUILDERS, INC., Grantor

By Orville Gregory ("Buddy") Maddux, Jr.
Its President

By Stephen G. Maddux
Its Vice President

THE STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

On this 29th day of April, 2011, before me personally appeared **ORVILLE GREGORY ("BUDDY") MADDUX, JR., President of MADDUX BUILDERS, INC.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Lena H. Warner
Notary Public, State of Tennessee

My Commission Expires: Jan. 30, 2012

LENA H. WARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

On this 29th day of April, 2011, before me personally appeared **STEPHEN G. MADDUX, Vice President of MADDUX BUILDERS, INC.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Lena H. Warner
Notary Public, State of Tennessee

My Commission Expires: Jan. 30, 2012

LENA H. WARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand Dollars ($300,000.00).

Orville G Maddux
Orville Gregory ("Buddy") Maddux, Jr., Grantee

Subscribed and sworn to before me, this 29th day of April, 2011, by the above-named Grantee.

Lena H Warner
Notary Public, State of Tennessee

My Commission Expires: Jan. 30 2012

LENA H. WARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY