New Owner
Elbert W Maxwell
Route 3
Goodlettsville, Tenn

Send Tax Bills
Same

Map Parcel No.
Map 6
Par. 48 m.o.

BOOK 4380 PAGE 443

This instrument was prepared by Ernest C. Matthews, III, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee, 37201.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Elbert W. Maxwell, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joval T. Maxwell, an unmarried man, have bargained and sold and by these presents do transfer and convey unto the said Elbert W. Maxwell, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, reserving, however, for myself, a life estate in a one-half (1/2) interest in said property, which is described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, beginning at a stone on the south side of a road, corner to Jean and Raymond Ferguson in the line of Coggins, the most easterly northeast corner of this land; thence with said road, as follows: north 68 deg. west 3 poles, north 48 deg. west 9 poles, north 80 deg. west 4 poles to a stone on the bank of the branch at the bridge; thence south 48 deg. west 20 poles to a stone on the east side of the branch about 200 feet east of the Coggin residence; thence south 22 deg. east 6.2 poles to a stone; thence south 42 deg. west 21.2 poles to an iron pipe on top of a ridge; thence north 89½ deg. west 29.1 poles to an iron pipe; thence north 69 deg. west 15.3 poles to a stone thence north 82½ deg. west 38.3 poles to an iron pipe; thence north 84 deg. west 17.2 poles to a stone on top of the main ridge, corner to Coggin in the line of the Smiley Heirs; thence with the main ridge as follows: south 25 deg. west 21 poles to a stone; south 50½ deg. east 28 poles to a stone; south 9½ deg. west 13 poles to a stone, south 18 deg. east 24 poles to a stone; north 77 deg. east 29 poles to a stone, south 80 deg. east 24 poles to a stone, south 16½ deg. east 51.3 poles to a stone, north 86 deg. east 25 poles to two hickory trees, an old corner; thence with a new line north 9 deg. east 20.4 poles to a stone; thence north 1 deg. west 18.1 poles to a stone; thence north 7 deg. east 18.1 poles to a stone, corner to Jean and Raymond Ferguson; thence with their line as follows: north 6 deg. west 10.3 poles to a stone; north 8 deg. west 19 poles to a stone, north 45 deg. east 14.9 poles to a post; thence north 5 deg. east 23.5 poles to a post; north 85 deg. east 13.8 poles to a post; thence north 3 deg. west 5.2 poles to a stone; thence north 33½ deg. east 8.7 poles to the beginning, containing 57.24 acres, by survey made by L. B. Petty, Surveyor, August 17, 1956.

Being the same property conveyed to Joval T. Maxwell by deed from Edward S. Capps, et ux, by deed of record in Book 2594, page 479, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $6000.00.

/s/ Elbert W. Maxwell
Affiant

Subscribed and sworn to before me, this the 13 day of November, 1969.

Mary L. Bradshaw
Notary Public

My commission expires: July 31-1972

This conveyance is subject to all existing liens against the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Elbert W. Maxwell, his heirs and assigns, forever, reserving, however, unto the grantor a life estate in a one-half (1/2) interest therein.

I do covenant with the said Elbert W. Maxwell that I am lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for liens known to grantee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Elbert W. Maxwell, his heirs and assigns, against the lawful claims of all persons whomsoever.

A60860

IDENTIF. REFERENCE

NOV 18 11 20 AM '69

REGISTER DAVIDSON COUNTY, TENN.

WITNESS my hand this 13 day of November, 1969.

Joval T. Maxwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named bargainor, Joval T. Maxwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purppses therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of November, 1969.

Mary L. Brackman
Notary Public

My commission expires: July 31-1972

NOV 18 CONV *6,000.00
NOV 18 S'TAX A* 15.60
NOV 18 PR'FEE A* .50
NOV 18 W'DEED A* 3.00 * 19.10