WARRANTY DEED

BOOK 4439 PAGE 554

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harry H. Maxwell (NAME)	Same (NAME)	93-14-35,39,40
3904 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration ~~of the~~ for the love and affection I have for my husband, Harry H. Maxwell, and pursuant to the provisions of Section 64-110 of ~~DOLLARS~~ the Tennessee Code and for the purpose of abolishing the estates by entirety in the properties hereinafter described, I, Mai M. Maxwell, as a tenant by the entirety with my husband, Harry H. Maxwell, have bargained and sold, and by these presents do transfer and convey unto the said Harry H. Maxwell, his heirs and assigns, all right, title and interest I have as a tenant by the entirety in and to

A87310

IDENTIF. REFERENCE

AUG 18 3 29 PM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

AUG 18 70 MISC A* 6.00 * 6.00

~~the~~ ~~said~~ ~~and~~ ~~by~~ ~~these~~ ~~presents~~ ~~do~~ ~~transfer~~ ~~and~~ ~~convey~~ ~~unto~~ ~~the~~

~~said~~ ~~his~~ ~~heirs~~ ~~and~~ ~~assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:
Being the southerly part of Lot No. 2 and all of Lot No. 3 on the Map of Bass' First Addition to Nashville, as of record in book 21, page 114, Register's Office for said County, described as follows:
Beginning on the westerly margin of 8th Avenue South, at a point 92 feet, more or less, south of the southerly margin of Gleaves Street, being the southeast corner of the S. T. Ross lot; thence with the westerly margin of said 8th Avenue South, southwardly 54 feet, more or less, to the northeast corner of the Heuser lot; thence with Heuser's northerly line, westwardly 139 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 49 feet 4 inches, more or less, to the southwest corner of said Ross lot; thence with said Ross' southerly line, eastwardly 131 feet, more or less, to the beginning.
Said property was conveyed to Harry H. Maxwell and wife, Mai M. Maxwell, by Warranty Deed from Viola S. Baulch et al. of record in book 4204, page 158, said Register's Office.

TRACT 2:
Being Lots Nos. 6 and 7 on the Map of John M. Bass' First Addition to Nashville, as of record in book 21, page 114, Register's Office for said County.
Said Lot No. 6 fronts 50 feet on the westerly side of 8th Avenue South and runs back 146 feet, more or less, on the north line and 152 feet, more or less, on the south line to the easterly margin of an alley on which it measures 49 feet 4-1/2 inches, more or less.
Said Lot No. 7 fronts 55 feet on the westerly side of 8th Avenue South, as widened, and runs back 161 feet 1-1/2 inches on the southerly line and 152 feet, more or less, on the northerly line, to an alley on which it measures 54 feet 3-1/2 inches.
Said property was conveyed to Harry H. Maxwell and wife, Mai M. Maxwell, by Warranty Deed from Lambert L. Hailey and wife, Betty M. Hailey, of record in book 4302, page 180, said Register's Office.

unimproved ( )
This is improved (X) property, known as 603 and 621 8th Ave. South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold my said interest in *the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Harry H. Maxwell, his *heirs and assigns, forever.*

And I *do covenant with the said* Harry H. Maxwell *that* I am *lawfully seized and possessed of* said interest in *said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1970 taxes which are assumed by the grantee.

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

Witness my *hand this* 17th *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mai M. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, J. Ross Cheshire Jr., *a Notary Public in and for said County and State, the within named* Mai M. Maxwell

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 18 *day of* August, *19* 70.

J. Ross Cheshire Jr. *Notary Public.*

Commission Expires 1-27-73

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

M. M. Maxwell
621 - 5th Ave So
Lot 37 & 5

WARRANTY DEED

FROM

Mai M. Maxwell

TO

Harry H. Maxwell

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

This instrument prepared by
J. Ross Cheshire, Jr.
Attorney
Box 6652, Nashville, Tenn.

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