WARRANTY DEED

BOOK 4586 PAGE 354

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. James G. Robertson (NAME:)	Same (NAME:)	104-1
709 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	199 and 201
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------
---------- *DOLLARS*
cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

(THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201)

we, HOWARD MAXWELL and wife, GERTRUDE MAXWELL.

/ *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES G. ROBERTSON and wife, CLORENE T. ROBERTSON, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Being Lot No. 87 on the Plan of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the easterly side of 39th Avenue, North, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Howard Maxwell, et ux, by deed from James B. Oakley, et ux, as of record in Book 4509, page 514, said Register's Office.

Tract 2:
Being Lot No. 89 and parts of Lots 88 and 90, on the Plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of 39th Avenue, North, at the corner of Lots 88 and 89; thence with the line between said lots Nos. 88 and 89, eastwardly 110 feet; thence southwardly 20 feet; thence eastwardly 50 feet; thence northwardly 92 feet; more or less, to a point 28 feet south of the corner of Lots 90 and 91; thence westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots Nos. 89 and 90; thence with the line between said lots Nos. 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue, North;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 23rd day of March 19 72

Affiant

My commission expires: April 17 1974 (Affix Seal)

Notary Public

STATE OF TENNESSEE

thence with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Howard Maxwell, et ux, by deed from James E. Oakley, et ux, of record in Book 4509, page 510, said Register's Office.

B 5 3 1 1 5
IDENTIF. REFERENCE
MAR 24 8 46 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

144 and

unimproved ( )
This is improved (X) property, known as 148 - 39th Avenue, North, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Robertson and wife, Clorene T. Robertson, 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.* Taxes for 1972 to be pro rated and assumed by Grantees.

And we, Howard Maxwell and wife, Gertrude Maxwell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James G. Robertson and wife, Clorene T. Robertson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23RD *day of* March, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard D. Maxwell

Gertrude D. Maxwell

Howard D. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts Jr. *, a Notary Public in and for said County and State, the within named* Howard Maxwell and wife, Gertrude Maxwell,

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

Witness my hand and official seal at Nashville *, Tennessee, this* 22nd *day of* March *, 19*72*.*

J. H. Watts Jr. *, Notary Public.*

Commission Expires April 17-1974 *.*

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

MAR24 CONV 11,500.00
MAR24 STAX A* 28.06
MAR24 RECFEE A* .50
MAR24 WDFEE A* 6.00 * 36.40

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 .....