This instrument was prepared
by William O.Lee
244 Antioch Pike
Nashville Tenn.

BOOK 4824 PAGE 651

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grover B.Maxwell (NAME)	same (NAME)	M/162
312 Flora Maxwell Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/68-111
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the
Receipt of which is hereby acknowledged. *Dollars,*

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

We, H.C.Maxwell and wife Flora Maxwell

have this day bargained and sold, and do hereby transfer and convey unto the said

Grover B.Maxwell

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being in the 5th Civil District of said County and State, described as follows Beginning at a railroad spike in the center of the Benzing Road at Jordans northwest corner; thence with the said Jordans west line south 2° 15' west 1027 feet to a stone in a gully with a poplar tree pointer, the corner of a 4.5+ acre tract of W.M.Watson, s; thence with the center of said gully south 83° west 425 feet to the center of a branch; thence with the center of said branch and a dug ditch north 10° west 432 feet; thence continuing with said ditch or branch north 15° east 360 feet to a point in the center of Sinking Creek, Thence down the center of said Creek north 40° and 45' east 55 feet to the center of Benzing Road; thence along the center of said Benzing Road north 35° east ~~[illegible]~~ West 250 feet to a point; thence continuing with said Road north 49° 15' east 100 feet, north 86° east 100 feet, and south 82° east 70 feet to point of beginning, containing 10.2+ acres.
Being the same property conveyed to H.C,Maxwell and wife Flora Maxwell by deed from J.C.Crawley, a widower, as of record in book 3595, page 103 Register, s Office for said County.
This conveyance is made subject to easement construct, operate and maintain a transmission line granted United States of America by grant from J.C.Crawley, of record in book 2336, page 624, Register, s Office for said County, and easement for Old Hickory Boulevard Lying within bounderies of premises, granted Davidson County by Right of Way in Book 2481, page 16, said Register, s Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 13 day of June 1974

Affiant H C Maxwell

My commission expires: 11-6-74 (Affix Seal)

Notary Public Ralph K. Deane

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grover B.Maxwell

his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grover B.Maxwell

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 13 *day of* June, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X H C Maxwell

X Flora Maxwell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phil K. Boyd, *a Notary Public in and for said County and State,* H.C. Maxwell and wife Flora Maxwell

the within named 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* 13 *day of* June, *19* 74.

Phil K. Boyd
Notary Public

Commission expires 11-6-74

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,000.00 Affiant H C Maxwell
Subscribed and sworn to before me this 13th day of June 1974.

Deputy Register J. Head

JUN 13 74	CONV	10,000.00				
JUN 13 74	S'TAX		A*	26.00		
JUN 13 74	PR'FEE		A*	.50		
JUN 13 74	W'DEED		A*	4.00	*	30.50

WARRANTY DEED

FROM H.C. Maxwell Etux,

TO Grover B. Maxwell

C 5 8 5 7 9

IDENTIF. REFERENCE

JUN 13 2 03 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE