PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,450.00

Richard Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Oct, 1974

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Maxwell (NAME)	Guaranty Mortgage Company (NAME)	103-7
5423 Knob Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	62
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dennis W. Creasey and wife, Janice M. Creasey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Maxwell and wife, Sandra C. Maxwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 8th formerly the 12th Civil District of Davidson County, Tennessee described as follows:

BEING Lot No. 15 on the Plan of Richland Meadows, Section 1, of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75 feet on the southerly side of Knob Road and extends back 129.7 feet on the westerly line and 147.1 feet on the easterly line to a dead line measuring 38.9 feet thereon.

BEING the same property conveyed to Dennis W. Creasey and wife, Janice M. Creasey by deed from Dovie Anne Bowker, of record in Book 4799, page 496, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company of Nashville of record in Trust Deed Book 4799, page 498, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5423 Knob Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12 day of Oct, 19 74

Dennis W. Creasey

Janice M. Creasey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis W. Creasey and wife, Janice M. Creasey

the bargainors, 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 12 day of Oct 19 74

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

DENNIS W. CREASEY AND WIFE, JANICE M. CREASEY

TO

RICHARD MAXWELL AND WIFE, SANDRA C. MAXWELL

C 7 5 8 0 1

IDENTIF. REFERENCE

Oct 23 11 52 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 23 74	CONV	17,450.00			
OCT 23 74	S'TAX		A*	45.24	
OCT 23 74	PR'FEE		A*	.50	
OCT 23 74	W'DEED		A*	4.00	* 49.74