WARRANTY DEED

BOOK 4932 PAGE 56

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Herby Maxwell,Jr. et al	Same	118-14-160
(NAME:) 621 8th Avenue South	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of ~~the sum of~~ love and affection - - - - - - - - - - - - - - - - - -

~~DOLLARS~~

I, Harry H. Maxwell, joined by wife, Marie Maxwell,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ my children, Harry Herby Maxwell, Jr., Mary Pamela Maxwell and Miriam Gay Magee, as equal tenants in common, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 2 on the Plan of Brookhaven Estates, as of record in book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows: Beginning at a point on the easterly margin of Crestridge Drive, at the common corner of lots 1 and 2; thence with the line between said lots, southeasterly 254.85 feet to the center line of Brown's creek; thence with the center of said Creek, as follows: South 0 degrees 30' east 48.32 feet, south 45 deg. 44' west 88.37 feet, south 11 deg. 16' west 103.94 feet, south 31 deg. 23' west 60.18 feet, north 80 deg. 06' west 66.96 feet, south 47 deg. 30' west 37.09 feet, south 38 deg. 45' east 59.12 feet, and south 15 deg. 48' east 19.47 feet to the common corner of lots 2 and 3; thence with the line between said lots, northwesterly 272.51 feet to the easterly margin of Crestridge Drive; thence with the margin of the same, northeasterly 323 feet to the point of beginning.
Being the same real property conveyed to Harry H. Maxwell and wife, Mai M. Maxwell, by deed from Opal Beliles, of record in book 2802, page 449, said Register's Office, the said Mai M. Maxwell having died on February 26, 1971 and the said Harry H.Maxwell having since married Marie Maxwell.

This conveyance is made subject to easement for public utilities and conditions of owners certificate as shown on plan of record in book 1835, pages 49-51; restrictive covenants contained in instruments of record in book 1786, page 501, book 1969, page 609 and book 2197, page 533, and easement for water mains and rights of ingress, egress and other rights as set out in instrument of record in book 1141, page 378, all of said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of July 19 75

Notary Public

My commission expires _____ (Affix Seal)

( ) This is improved (X) property, known as 3904 Crestridge Drive, Nashville, Tennessee
(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 Harry Herby Maxwell, Jr., Mary Pamela Maxwell and Miriam Gay Magee, as equal tenants in common, their *heirs and assigns, forever.*

And we *do covenant with the said* Harry Herby Maxwell, Jr., Mary Pamela Maxwell and Miriam Gay Magee *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,* except as aforesaid and for 1975 taxes.

And we, Harry H. Maxwell and wife, Marie 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* Harry Herby Maxwell, Jr., Mary Pamela Maxwell and Miriam Gay Magee, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* July, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry H. Maxwell
Harry H. Maxwell

Marie Maxwell
Marie Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue B. Cawood, a Notary Public in and for said County and State, the within named Harry H. Maxwell and wife, Marie Maxwell

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 14th day of July, 1975.

Sue B. Cawood, Notary Public.

Commission Expires MY COMMISSION EXPIRES FEBRUARY 4, 1979

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.....

WARRANTY DEED

FROM

Harry H. Maxwell et ux.

TO

Harry Herby Maxwell et al.

D 0 6 8 3 2

IDENTIF. REFERENCE

JUL 15 12 15 PM '75

FELIX A. POTTS, REGISTER
DAVIDSON COUNTY, TENN.

JUL 15 75
JUL 15 75 STAX
JUL 15 75 PD FEE
RECD
CONV

40,000.00

A* 104.00
A* 50
A* 8.00
* 112.50

This deed prepared by
J. Ross Cheshire, Jr.
Attorney
Box 1502 Nashville, Tn.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

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