ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Henry C. Maxwell, et ux	DOBSON & JOHNSON, INC.	166-1
(NAME) 301 Brewer Drive	P. O. BOX 17427 (NAME) 311 PLUS PARK BOULEVARD	89
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	NASHVILLE, TENNESSEE 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	pw

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100---------- DOLLARS

Cash paid by Henry C. Maxwell and wife, Patricia Maxwell, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Danny S. Holton and wife, Victoria Jean Holton,

have bargained and sold, and by these presents do transfer and convey unto the said Henry C. Maxwell and wife, Patricia Maxwell,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

see attached sheet.

2-2-76

Co. 21.500.00
St - 71.50
Prec .50
W. Deed 6.00
78.00

unimproved ( )
This is improved (X) property, known as 301 Brewer Drive
(House Number) (Street)
Nashville, Tn. 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of February, 19 76.

X Danny S. Holton X Victoria Jean Holton

Danny S. Holton Victoria Jean Holton

BOOK 5001 PAGE 713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny S. Holton and wife, Victoria Jean Holton, 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, this 27th day of February, 1976.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Henry C. Maxwell, Jr.

Sworn to and subscribed before me this 27th day of February, 1976.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.
P. O. BOX 17427
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Name Address

WARRANTY DEED

FROM Danny S. Holton, et ux

TO Henry C. Maxwell, et ux

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to Southwood, as of record in Book 2900, page 65, Register's Office for said County, described as follows:
BEGINNING at a point in the southeasterly margin of Brewer Drive, at the common corner of Lots 1 and 2; thence with the line between said two lots, 261.21 feet to a point; thence northerly 51.07 feet to a point; thence northwesterly 101.57 feet to a point; thence northerly 130.05 feet to a point in the southwesterly margin of Tusculum Road; thence along said margin in a northwesterly direction 60.39 feet to a point which is the beginning of a curve; thence around said curve, 37.9 feet to a point in the southeasterly margin of Brewer Drive; thence along said margin in a southwesterly direction 200.41 feet to the point of beginning.

INCLUDED but excluded is that part of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4194, page 171, Register's Office, as follows:

A small strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Addition to Southwood, as of record in Book 2900, page 65, Register's Office for said County, described as follows:
BEGINNING at a point where the property line between Sam R. Reid et al and William Glenn et ux intersects the present Southerly margin of Tusculum Road; thence South 7° 16' West 7.02 feet along said property line to a point on the new relocated southerly margin of Tusculum Road; thence along said margin in a northwesterly direction 63.14 feet to a point which is the beginning of a curve that has a 25 foot radius. Said new relocated southerly margin of Tusculum Road being 5 feet from and parallel to the present southerly margin of Tusculum Road; thence around said curve 37.9 feet to a point in the southeasterly margin of Brewer Drive; thence north 43° 28' east 3.6 feet to the present southeasterly margin of Brewer Drive to a point which is the beginning of a curve that has a 25 foot radius; thence around said curve 37.9 feet to a point in the southerly margin of the present Tusculum Road; thence along said margin in a southeasterly direction 60.39 feet to the point of beginning and containing 500 square feet, more or less.

Being the same property conveyed to Danny S. Holton and wife, Victoria Jean Holton by deed from Johnnie J. Taylor and wife, Nadine S. Taylor of record in Book 4736, page 280, Register's Office for Davidson County, Tennessee.

D38391

IDENTIFICATION REFERENCE

MAR 2 2 24 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.