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D E E D O F D I V I S I O N

WHEREAS, Miriam Gay Magee, Mary Pamelia Maxwell, Harry Herby Maxwell, Stephen M. Maxwell, Trustee for the benefit of Eva Marie Maxwell, and Stephen M. Maxwell, Trustee for the benefit of Darren Maxwell Caughon, are the owners as tenants in common of the real properties hereinafter described, being the sole devisees under the will of Harry H. Maxwell, of record in Will Book 116, page 682 Probate Court of Davidson County, Tennessee; and

WHEREAS, said parties desire to divide in kind the real properties by execution of cross conveyances among and between them.

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NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements of the parties and in consideration of the transfers herein made in and to the real properties hereinafter described, the receipt of which considerations is hereby acknowledged by the respective parties, we, Miriam Gay Magee, Mary Pamelia Maxwell, Harry Herby Maxwell, Stephen M. Maxwell, and Stephen M. Maxwell Trustee for the benefit of Darren Maxwell Caughon, joined by Stephen M. Maxwell, Executor of the estate of Harry H. Maxwell, have bargained and sold and by these presents do transfer and convey unto Stephen M. Maxwell, Trustee for the benefit of Eva Marie Maxwell, his successors and assigns, our interest, as tenants in commom, in and to certain real properties in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:
Being the southerly part of Lot No. 2 and all of Lot No. 3 on the Map of Bass' First Addition to Nashville, as of record in book 21, page 114, Register's Office for said County, described as follows:
Beginning on the westerly margin of 8th Avenue South, at a point 92 feet, more or less, south of the southerly margin of Cleaves Street, being the southeast corner of the S. T. Ross lot; thence with the westerly margin of said 8th Avenue South, southwardly 54 feet, more or less, to the northeast corner of the Heuser lot; thence with Heuser's northerly line, westwardly 139 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 49 feet 4 inches, more or less, to the southwest corner of said Ross lot; thence with said Ross' southerly line, eastwardly 131 feet, more or less, to the beginning.
Said property was conveyed to Harry H. Maxwell and wife, Mai M. Maxwell, by Warranty Deed from Viola S. Boulch et al. of record in book 4204 page 155, said Register's Office, and thereafter conveyed to Harry H. Maxwell by Warranty Deed from Mai M. Maxwell of record in book 4439, page 554, said Register's Office.

TRACT 2:
Being Lots Nos. 6 and 7 on the Map of John M. Bass' First Addition to Nashville, as of record in book 21, page 114, Register's Office for said County.
Said Lot No. 6 fronts 50 feet on the westerly side of 8th Avenue South and runs back 146 feet, more or less, on the north line and 152 feet, more or less, on the south line to the easterly margin of an alley on which it measures 49 feet 4-1/2 inches, more or less.
Said Lot No. 7 fronts 55 feet on the westerly side of 8th Avenue South, as widened, and runs back 161 feet 1-1/2 inches on the southerly line and 152 feet, more or less, on the northerly line, to an alley on which it measures 54 feet 3-1/2 inches.
Said property was conveyed to Harry H. Maxwell and wife, Mai M. Maxwell, by Warranty Deed from Lambert L. Hailey and wife, Betty M. Hailey, of record in book 4302, page 180, said Register's Office, and thereafter conveyed to Harry H. Maxwell by Warranty Deed from Mai M. Maxwell, of record in book 4439, page 554, said Register's Office.

The above properties are improved and Tract 1 is located at 603 8th Avenue South and is Map Number 93-14, Parcel Number 35; and Tract 2 is located at 625 8th Avenue South and is Map Number 93-14, Parcel Number 40.

Tax notices should be sent to Stephen M. Maxwell, Trustee, 621 8th Avenue South, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen M. Maxwell, Trustee for Eva Marie Maxwell, his successors and assigns, forever.

And we do covenant with the said Stephen M. Maxwell, Trustee, that we are lawfully seized and possessed of an undivided interest as tenants in common, in said land in fee simple; that we have a good right to convey our said interest and that same is unencumbered except for 1977 property taxes which are hereby assumed by the grantee.

And we do further covenant and bind ourselves, our representatives, our successors and assigns, to warrant and forever defend the title to the said land to the said Stephen M. Maxwell, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

And for the above recited considerations, Stephen M. Maxwell, Trustee for Eva Marie Maxwell, joined by Stephen M. Maxwell, Executor of the estate of Harry H. Maxwell, have bargained and sold and by these presents do transfer and convey a 23% interest each unto Miriam Gay Magee, Mary Pamelia Maxwell, Harry Herby Maxwell, Stephen M. Maxwell, and an 8% interest to Stephen M. Maxwell, Trustee for the benefit of Darren Maxwell Caughon, as

tenants in common, their heirs, assigns and successors, ~~and~~ in and to certain real properties in Davidson County, Tennessee, described as follows, to wit:

> Being Lots Nos. 9 to 16 inclusive, in Bass' First Addition to Nashville, as of record in book 21, page 114, Register's Office for said County. Said lot No. 9 fronts 58-3/4 feet on the easterly side of 9th Avenue South, formerly Conner Street, and runs back with the northerly margin of Division Street, 150 feet to an alley, and shows 59 feet on said alley.
> Said Lots Nos. 10 to 15 inclusive front 48 feet each on the easterly side of 9th Avenue South, formerly Conner Street, and run back between parallel lines 150 feet to an alley.
> Said lot No. 16 fronts 49 feet on the easterly side of 9th Avenue South, formerly Conner Street, and runs back between parallel lines, with the southerly margin of Gleaves Street, 150 feet to an alley.
> Being the same property conveyed to Harry H. Maxwell and Ernest E. Hooper, a partnership d/b/a Nashville Spring Service, by deed from James N. Stansell et al. of record in book 4196, page 354, said Register's Office, and being the same property conveyed to Harry H. Maxwell and wife, Mai Maxwell, as tenants by the entirety, by deed of record in book 4219, page 77, said Register's Office, the said Harry H. Maxwell having survived his then wife, Mai Maxwell.

This is improved property located at 621 8th Avenue South and is Map Number 93-14, Parcel Number 33.

Tax notices should be sent to Stephen M. Maxwell, 621 8th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Miriam Gay Magee, Mary Pamelia Maxwell, Harry Herby Maxwell, Stephen M. Maxwell, and Stephen M. Maxwell, Trustee for Darren Maxwell Caughon, their heirs, assigns and successors, forever.

And we do covenant with the said grantees that we are lawfully seized and possessed of an undivided interest in said land in fee simple; that we have a good right to convey our said interest and that same is unencumbered except for a mortgage in favor of First American National Bank dated May 1, 1968, in the original amount of $75,000.00, of record in book 4233, page 274, said Register's Office, the balance of which mortgage in the amount of $10,766.80 the grantees hereby assume and agree to pay, and 1977 property taxes which are hereby assumed by the grantees.

And I, Stephen M. Maxwell, Trustee for Eva Marie Maxwell, and as Executor of the estate of Harry H. Maxwell, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title

to the said lands to the said grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS the signature of the respective parties hereto on this the 31st day of March, 1977.

Miriam Gay Magee
Miriam Gay Magee

Mary Pamela Maxwell
Mary Pamelia Maxwell

Harry Herby Maxwell
Harry Herby Maxwell

Stephen M. Maxwell
Stephen M. Maxwell

Stephen M. Maxwell
Stephen M. Maxwell, Trustee for
Eva Marie Maxwell

Stephen M. Maxwell
Stephen M. Maxwell, Trustee for
Darren Maxwell Caughon

Stephen M. Maxwell
Stephen M. Maxwell, Executor of the
estate of Harry H. Maxwell

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IDENTIF. REFERENCE

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REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Ross Cheshire, Jr., a Notary Public in and for said County and State, the within named Miriam Gay Magee; Mary Pamelia Maxwell; Harry Herby Maxwell; Stephen M.Maxwell; Stephen M. Maxwell, Trustee for Eva Marie Maxwell; Stephen M.Maxwell, Trustee for Darren Maxwell Caughon; and Stephen M. Maxwell, Executor of the estate of Harry H. 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 13 day of April, 1977.

Notary Public

My commission expires: 2-16-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

No monetary consideration is involved for the transfer of the above properties.

Affiant

Sworn to and subscribed before me this 13 day of April, 1977.

Notary Public

My commission expires: 2-16-81

This instrument prepared by J. Ross Cheshire, Jr., Attorney

Box 15202 Nashville, Tennessee 37215