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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17000.00

Joseph Percy Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1977

Brenda J. Gilmore
Notary Public

MY COMMISSION EXPIRES: 11-26-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Percy Smith (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 147-8
313 Flora Maxwell Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 172 and 17
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	aj

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, CHESTER MAXWELL AND WIFE, FLORA MAXWELL AND HERSCHEL BRUCE MAXWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH PERCY SMITH AND WIFE, DOROTHY JEAN SMITH

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 Davidson County, Tennessee, being Lot No. 14 and the easterly 50 feet of Lot No. 13 on the Plan of Part of The H. Chester Maxwell Property, described according to a survey by Hickerson-Miller, dated April 28, 1958, as follows:

Said Lot No. 14 and part of Lot 13 front together 150 feet on the northerly side of Flora Maxwell Road and runs back between parallel lines 115.3 feet to a line in the rear which measures 150 feet thereon.

Being part of the same property conveyed to Chester Maxwell and wife, Flora Maxwell by deed from B. L. Oakley and wife, Ora Oakley of record in Book 1227, page 136, Register's Office for Davidson County, Tennessee; and being a part of that property which was conveyed to Chester Maxwell and wife, Flora Maxwell to Herschel Bruce Maxwell, unmarried of record in Book 4765, page 382, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 313 Flora Maxwell Road, Nashville, Tennessee 37211
(House Number) (Street) (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 hands this 31st day of August, 1977

Chester Maxwell
Chester Maxwell

Herschel Bruce Maxwell
Herschel Bruce Maxwell

Flora Maxwell
Flora Maxwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester Maxwell and wife, Flora Maxwell and Herschel Bruce Maxwell and Evon Maxwell (wife)

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 31st day of August 1977

Commission expires 11-26-80

Brenda Gilmore
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

750380-7

WARRANTY DEED

FROM
Chester Maxwell et al.

TO
Joseph Percy Smith and wife, Dorothy Jean Smith

E 23739

IDENTIF. REFERENCE

SEP 1 2 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

SEP-1		CONV	17,000.00			
SEP-1	S'TAX			B*	44.20	
SEP-1	PR'FEE			B*	.50	
SEP-1		W'DEED		B*	4.00	* 48.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.