BOOK 5229 PAGE 893

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

John B. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December 19 77

Notary Public

MY COMMISSION EXPIRES: 2-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Womack, 11th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Maxwell (NAME)	John B. Maxwell (NAME)	91-7
151 Wilson Pike Circle (STREET ADDRESS OR ROUTE NUMBER)	151 Wilson Pike Circle (STREET ADDRESS)	Par 308
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	

Mail

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~~ I Joe W. Wood

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Maxwell

HEREINAFTER CALLED THE GRANTEE~~S~~ ~~THEIR~~ HIS 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 Lots Nos. 1214 and 1216, Block 179, on the map of Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for said County.

Said Lots adjoin and front together 25 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley, on which they measure 25 feet each thereon.

Being the Grantor's one-half ($\frac{1}{2}$) undivided interest in that property conveyed to Joe W. Wood and F. B. Roberts as tenants in common by deed from Philip L. Lebrun and wife, Katherine Lebrun, of record in deed Book 4936, Page 497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a contract for sale of real estate dated October 11, 1975, by John B. Maxwell, Joe W. Wood and Charles E. Metcalf and wife Nora B. Metcalf, not recorded.

This is unimproved ( ) improved (X) property, known as 5307 Michigan Avenue, Nashville, Tennessee
(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 my hand this 1 day of December, 1977

Joe W. Wood

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wayne J. Arnold, a Notary Public in and for said County and State, the within named Joe W. Wood

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1 day of December 19 77

Commission expires 2-8-78

Wayne J. Arnold
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

E 40169

IDENTIF. REFERENCE

DEC 5 4 07 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Joe W. Wood

TO
John B. Maxwell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-57	CONV	*3,500.00			
DEC-57	S'TAX		B*	9.10	
DEC-57	PR'FEE		B*	.50	
DEC-57	W'DEED		B*	4.00	* 13.60