FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00 Richard L Maxwell Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 19 78.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Maxwell (NAME)	McNeill Mortgage and Investment Company, Inc. (NAME)	
751 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11227 (STREET ADDRESS)	59-14-87
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	13DA34280

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, Wayne C. Dixon et ux Eunice T. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Maxwell et ux Beverly D. Maxwell

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. 25 on the plan of Haynes Manor, Section 1, of record in Book 3600, page 85, Register's Office for said County.

SAID Lot No. 25 fronts 63.8 feet on the southeasterly margin of Ringgold Drive and extends back 135.4 feet on the northeasterly line and 135.0 feet on the southwesterly line to a dead line in the rear, measuring 69.2 feet thereon.

BEING the same property conveyed to Wayne C. Dixon and wife, Eunice T. Dixon by deed from R. D. Webb, d/b/a, R. D. Webb and Son of record in Book 3992, page 800, rerecorded in Book 4005, page 973, both in Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 751 Ringgold Drive (House Number) (Street) Nashville, TN 37207 (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 hand s this 16TH day of AUGUST, 19 78

Wayne C. Dixon

Wayne C. Dixon

Eunice T. Dixon

Eunice T. Dixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne C. Dixon et ux Eunice T. Dixon

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, Tennessee, this 16TH day of AUGUST 19 78

Commission expires 1-18-82

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

WARRANTY DEED

FROM
Wayne C. Dixon

TO
Richard L. Maxwell

E 8 3 9 5 1

IDENTIF. REFERENCE

AUG 21 9 48 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 21 78	CONV	27,000.00			
AUG 21 78	S'TAX		B*	70.20	
AUG 21 78	PR'FEE		B*	.50	
AUG 21 78	W'DEED		B*	4.00	* 74.70

Row 1, Box 8

cg

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219