THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TN. 37219.

WARRANTY DEED

BOOK 5365 PAGE 720

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dr. & Mrs. Edward Maxwell	First Federal	92-5-62
(NAME)	(NAME)	
3602 Batavia Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-Nine Thousand Five Hundred and No/100 ($39,500.00) ---------- of which Twenty Thousand Three Hundred Thirteen and 71/100 ($20,313.71) Dollars *Dollars,* has been paid in cash by the GRANTEES and for the remainder of which the Grantees have assumed and agreed to pay the balance due on certain indebtednesses to the First Federal Savings & Loan Association totalling $19,186.29, thereby completely releasing GRANTOR from said liability, I Alberta Bontemps (a widow) hereinafter referred to as the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said Edward L. Maxwell and wife, Fressie B. Maxwell, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 54 on the Map of College Hill Subdivision, Section Two, as of record in Book 2133, page 52, Register's Office for said County.
Said Lot No. 54 fronts 75 feet on the northerly side of Batavia Street and runs back between lines, 153.4 feet on the westerly line and 178.5 feet on the easterly line, to a dead line in the rear, measuring 68 feet thereon.
Being the same property conveyed to Arna W. Bontemps and wife, Alberta Bontemps by deed from Harold A. Buchanan, et al of record in Book 4537, page 669, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 39,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Nov. 19 78.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $39,500.00
Subscribed and sworn to before me, this the 17th day of November 19 78
Affiant
My commission expires: 10-1-79 (Affix Seal)
Notary Public

This is improved (X) unimproved ( ) property, known as 3602 Batavia Street, Nashville, Tn 37209 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Edward L. Maxwell and wife, Fressie B. Maxwell, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as indicated above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward L. Maxwell and wife, Fressie B. Maxwell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 17th *day of* November, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alberta Bontemps
Alberta Bontemps

BOOK 5365 PAGE 721

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Alberta Bontemps .....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*....she..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville ..... *Tennessee*
this 17th .....*day of*.....November....., *19*...78.

.....*Notary Public*

Commission expires 10-1-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....,
.....*of the*.....,
the within named bargainor, a corporation, and that .... *he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

NOV20 78 CONV 39,500.00
NOV20 78 S'TAX B* 102.70
NOV20 78 PR'FEE B* .50
NOV20 78 W'DEED B* 4.00 * 107.20

WARRANTY DEED

FROM
ALBERTA BONYEMPS (a widow)
TO
EDWARD L. MAXWELL, ET UX

F 00982

IDENTIF. REFERENCE

Nov 20 12 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238