THIS INSTRUMENT PREPARED BY JOHN W. LEWIS, Barksdale, Whalley, Gilbert and Frank, 7th Floor, Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

Address new owner:	Send tax bills to:	Map Parcel Numbers
Jean Drennan Dortch 4010 Sunnybrook Drive Nashville, Tennessee 37205	Same	130-4 6 07DA-33770

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid and other good and valuable consideration, I, JOHN H. MAXHEIM, have bargained and sold, and by these presents do transfer and convey unto the said JEAN DRENNAN DORTCH, her heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of the Resubdivision of part of Royal Oaks Subdivision as of record in Book 1424, page 31, Register's Office for said County.

Said Lot No. 22 fronts 110.94 feet on the east side of Sunnybrook Drive and runs back 328.5 feet on the south line and 366 feet on the north line, to a dead line in the rear on which it measures 265 feet.

Being the same property conveyed to John H. Maxheim by deed from Bettye B. Trousdale, of record in Book 4876, page 686, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

Subscribed and sworn to before me, this the 1st day of December, 1978.

Jean Drennan Dortch
Affiant

My commission expires: 2/4/79
(Affix seal)

Nancy Edwards
Notary Public

This is improved property, known as 4010 Sunnybrook Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean Drennan Dortch, her heirs and assigns, forever. And I do covenant with the said Jean Drennan Dortch that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for a certain indebtedness to the Equitable Life Assurance Society of the United States, which grantee hereby assumes and from any claims on which grantee agrees to hold grantor harmless, secured by a deed of trust recorded in Book 4733, page 615, Register's Office, Davidson County, Tennessee, and all easements of record.

And I, John H. Maxheim, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jean Drennan Dortch, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this the 1st day of December, 1978.

John H. Maxheim
JOHN H. MAXHEIM

BOOK 5370 PAGE 856

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, NANCY EDWARDS, a Notary Public in and for said County and State, the within named JOHN H. MAXHEIM, 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 1st day of December, 1978.

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nancy Edwards
Notary Public

My commission expires: 2/4/79

F. 0 3 2. I. 5.

IDENTIF. REFERENCE

DEC 4 3 03 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

DEC-4 78	CONV	90,000.00	132.500 00	
DEC-4 78	CONV	42,500.00		
DEC-4 78	S'TAX		B* 344.50	
DEC-4 78	PR'FEE		B* .50	
DEC-4 78	W'DEED		B* 4.00	* 349.00