FORM NO. WD-1

3808. 02/16 167.84- CHPCK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Feb. 19 79.

Notary Public

MY COMMISSION EXPIRES: 10 Apr 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY G. MAXWELL et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	155-0-132
8330 Collins Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	9D-36010
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	

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, JOSEPH JOHN SCHERPENBERG and wife, BARBARA PAYER SCHERPENBERG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY G. MAXWELL and wife, DEBORAH E. 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 in the 9th Civil District of said County, and being Tracts 17 and 18 on a survey by Hickerson & Smith Engineering Company, not of record, as follows:

Beginning at a point in the northerly margin of Collins Road, said point being the southwest corner of that property conveyed to Dorothy Ann Davis Randolph, by deed of record in Book 3618, page 141, Register's Office for Davidson County, Tennessee, and being the southeast corner of the C.W. Kempkan property; thence north 2 deg. 09' east, 1289 feet to a point, thence north 3 deg. west, 563 feet to a point in Claxton's line, thence South 88 deg. 30' east, 191.10 feet to a point, thence south 3 deg. 19' west, 1855 feet more or less to a point in the northerly margin of Collins Road; thence north 86 deg. 41' west, 150.0 feet to the point of beginning, containing 6.4 acres, more or less.

Being the same property conveyed to Joseph John Scherpenberg and wife, Barbara Payer Scherpenberg by deed from Earl E. Davis and wife, Janice R. Davis of record in Book 5334, page 428, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $43,200.00 secured and evidenced by Deed of Trust of record in Book 5334, page 430, Register's Office for said County, in favor of Mercantile Mortgage Company, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.***

unimproved ( )
This is improved (X) property, known as 8330 Collins Road, Nashville, Tennessee 37221
(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 hand s this 15th day of February, 19 79

Joseph John Scherpenberg
JOSEPH JOHN SCHERPENBERG

Barbara Payer Scherpenberg
BARBARA PAYER SCHERPENBERG

*** This conveyance is subject to restrictive covenants of record in Book 4031, page 808, Register's Office for Davidson County, Tennessee.

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 JOSEPH JOHN SCHERPENBERG and wife, BARBARA PAYER SCHERPENBERG

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 15th day of February 19 79

Commission expires 10-15-81

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

JOSEPH JOHN SCHERPENBERG and wife,

BARBARA PAYER SCHERPENBERG

TO

LARRY G. MAXWELL and wife,

DEBORAH E. MAXWELL

F.I. 45 4 0

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IDENTIF. REFERENCE

FEB 16 12 50 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Book 19