This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5596 PAGE 386

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Maxwell and wife, Glenna M. Maxwell	HARVEY FRIEDMAN & SONS	119-1-491
(NAME)	(NAME)	
Route 2, Box 171	2517 LEBANON RD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cottontown, Tn. 37048	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James F. Maxwell and wife, Glenna M. Maxwell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James F. Maxwell and wife, Glenna M. Maxwell have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $32,000.00, secured by deed of trust of record in Book 5551, page 592, Register's Office for Davidson County, Tennessee,

D & H Investments, a partnership

have this day bargained and sold, and do hereby transfer and convey unto the said James F. Maxwell and wife,
Glenna M. Maxwell
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Overhill City and W. H. Fox's Subdivision, as of record in Book 332, page 21, said Register's Office.

Said Lot No. 64 fronts 50 feet on the north side of Valeria Street and runs back between parallel lines 150 feet to an alley shown on said plan.

Being the same property conveyed to D & H Investments, a partnership by deed from Barbara W. Hurd and husband, J. Brent Hurd, of record in Book 5551, page 589, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 29 day of April 19 80

Affiant

My commission expires: 1-16-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 228 Valeria Street, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* April, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

D & H Investments, a partnership

Horton W. Horton, Partner

Glenn G. Dukes, Partner by his attorney-in-fact
Horton W. Horton

Buddy R. Dukes, Partner by his attorney-in-fact
Horton W. Horton

BOOK 5596 PAGE 387

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Horton W. Horton, a partner of the D & H Investments, a partnership

the within named 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 29 *day of* APRIL, *19* 80.

Nancy L. Kota *Notary Public*

Commission expires 4.16.82

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of APRIL, 1980, before me, NANCY L. KOTA, a Notary Public in and for said County and State, personally appeared Horton W. Horton, to me known to be the person who executed the foregoing instrument in behalf of Glenn G. Dukes and Buddy R. Dukes and acknowledged that he executed the same as the free act and deed of said Glenn G. Dukes and Buddy R. Dukes.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of APRIL, 1980.

Notary Public

Commission expires 4.16.82

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

238022

WARRANTY DEED

FROM
D & H Investments, a partnership

TO
James F. Maxwell and wife,
Glenna M. Maxwell

F 87296

IDENTIF. REFERENCE

APR 30 9 37 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

9589

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5596 PAGE 388

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CO
117.00 CO TX
.50 PRFEE
6.00 NOFEE
CHECK 123.50-
6356A04/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87296

APR 30 9 37 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 755147