ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
STEPHEN M. MAXWELL et ux	SAME	93-14-557
(NAME)	(NAME)	
621 8th Avenue South		8W-07375
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37203		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

JOHN CLIFFORD THOMPSON and wife, ROSIE THOMPSON,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN M. MAXWELL and wife, JOYCE ANN MAXWELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section VI, as of record in Book 4350, page 39, Register's Office for said County.

Said Lot No. 1 fronts 62 feet on the westerly margin of Ninth Avenue South, and extends back between parallel lines 140 feet to a 15 foot alley in the rear.

Being all the same property conveyed to John Clifford Thompson and wife, Rosie Thompson by deed from Ruby C. Johnson et al of record in Book 5198, page 703, Register's Office for said County.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 4383, page 312 and Book 4220, page 723; to the limitations shown on the Plan of record in Book 4350, page 39; both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which are being prorated and which the Grantees assume in full.

This is improved (~~unimproved~~ XX) property, known as 611 Ninth Avenue South, Nashville, Tennessee 37203
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 15th day of August, 19 80.

John Clifford Thompson
~~JOHN CLIFFORD THOMPSON~~

Rosie Thompson
ROSIE THOMPSON

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN CLIFFORD THOMPSON and wife, ROSIE THOMPSON

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 August, 1980.

My commission expires 1-19-81 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Stephen M. Maxwell

Sworn to and subscribed before me this 15th day of August, 1980.

My commission expires 1-19-81 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215
Name Address

6435 WARRANTY DEED 6713 154.70 CHECK

FROM JOHN CLIFFORD THOMPSON and wife,

ROSIE THOMPSON

TO STEPHEN M. MAXWELL and wife,

JOYCE ANN MAXWELL

Pioneer National Title Insurance Company
Public Square Building
311 8th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.
AUG 18 3 02 PM '80

IDENTIF. REFERENCE

6.0.3.0.2.4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			57000.00-	CO
			148.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	154.70-
6435A08/18/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603024

T

IDENTIF. REFERENCE

AUG 18 3 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774491