Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James F. Maxwell, et ux Route #2, Box 171 Cottontown, TN 37048	same	83-1-397

This instrument prepared by: Boult, Cummings, Conners & Berry,
21st Floor, First American Center, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand, One Hundred and No/100 ($19,100.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville City Bank & Trust Company, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said James F. Maxwell and wife, Glenna M. Maxwell (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Any and all encumbrances of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $19,100.00.

James F. Maxwell / Glenna M. Maxwell

James F. Maxwell

Subscribed and sworn to before me this 4th day of September, 1980.

Notary Public
My commission expires: 07-12-83

This is improved property, known as 1110 Granada Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the property to the said Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of September, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

G06329

T
IDENTIF. REFERENCE

SEP 5 1 36 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Nashville City Bank and Trust Co.

By _____

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 _____ to be _____ of Nashville City Bank & Trust Company, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 1980.

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of J. B. Hancock's East End Addition, of record in Book 57, page 113, R.O.D.C.T., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville City Bank & Trust Company by deed from Davis H. Carr, Successor, Trustee, of record in Book 5647, page 532, R.O.D.C.T. (said real estate hereinafter referred to as the "Property.")

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5647 PAGE 540

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

19100.00- CO
49.66 CO TX
.50 PRFEE
9.00 WDEED
CHECK 59.16-
0447A09/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 6 3 2 9

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IDENTIF. REFERENCE

SEP 5 1 36 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778373