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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Charles F. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1980.

G. Thomas Shields
Notary Public

MY COMMISSION EXPIRES: 1-15-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Baxter et ux (NAME)	James F. Maxwell et ux (NAME)	83-1-397
1110 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	Rt. 2, Box 171 (STREET ADDRESS)	27W 20155
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Cottontown, TN 37048 (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, James F. Maxwell and wife, Glenna M. Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Baxter and wife, Mary Baxter

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 Lot No. 42 on the Plan of J. B. Hancock's East End Addition, of record in Book 57, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James F. Maxwell and wife, Glenna M. Maxwell, by deed from Nashville City Bank & Trust Company, of record in Book 5647, page 537, Register's Office for said County.

Said property is unencumbered except for existing mortgage in favor of Nashville City Bank and Trust Company of record in Book 5647, page 540, Register's Office for said County, which seller agrees to be responsible for and make monthly payments on a current basis.

This is unimproved ( ) improved (XX) property, known as 1110 Granada Avenue, Nashville, TN
(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 5th day of November, 19 80

James F. Maxwell

Glenna M. Maxwell

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 James F. Maxwell and wife, Glenna M. Maxwell

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 Madison, Tennessee, this 5th day of November 19 80

Commission expires 1-15-82

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

TO

G 1.6366

IDENTIF. REFERENCE

Nov 7 9 13 AM '80

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

11/7 97.50-

3071

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5675 ~~PAGE~~ 137

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFE	
			6.00 WDE D	
			CHECK	97.50-
307/A11/07/80			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.6366

IDENTIF. REFERENCE

Nov 7 9 13 AM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 790573