FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th. DAY OF December, 1980.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis M. Maxwell and wife	The Chamberlain Company (NAME)	84-13
Wilmoth D. Maxwell (NAME) 309 W. Hallmark Ave. Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	9
Nashville Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	3DZ42528

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, Edsel J. Hart and wife, Elizabeth L. Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willis M. Maxwell and wife, Wilmoth D. Maxwell, as tenants by the entirety.

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. 92, on the Plan of Donelson Hills, as of record in Book 2331, pages 22 & 23, as of record in Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Edsel J. Hart and wife, Elizabeth L. Hart by deed from George Dewey Norman and Betty Sue Norman of record in Book 5128, page 831, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 23, 1977, and filed for record March 29, 197 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5218, page 833, and note of even date thereby secured, in the original amount of $34,000.00, payable to The Chamberlain Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of Edsel J. Hart and wife, Elizabeth L. Hart under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS conveyance is subject to Restrictive Covenants of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee

THE Plan of record in Book 2331, pages 22 & 23, said Register's Office, shows an Owner's Certificate, a 35 foot minimum building setback line from Dearborn Drive and a 20 foot easement for public utility and drainage purposes along the Central portion of said lot. There is also an easement for sewer and/or storm drainage of record in Book 3967, page 535, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 2134 Dearborn Drive, Nashville, Tenne-see 37214
(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 9th. day of December, 1980

Edsel J. Hart

Edsel J. Hart

Elizabeth L. Hart

Elizabeth. L. Hart

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 Edsel J. Hart and wife, Elizabeth L. Hart

the bargainor S, 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 9th. day of December 1980.

Commission expires 7/19/81

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

G 21.523

WARRANTY DEED

FROM
Edsel J. Hart and wife, Elizabeth L. Hart

TO
Willis M. Maxwell and wife, Wilmoth D. Maxwell

IDENTIF. REFERENCE

DEC 11 12 05 PM '80

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

File Box 24

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
			47200.00- CO	
			12[illegible].72 CO TX	
			.50 PRFEE	
			6.00 WDED	
			CHECK 129.22-	
9690A			12/11/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 5 2 3

IDENTIF. REFERENCE

DEC 11 12 05 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 796984