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 $ 29000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1980.

Notary Public

MY COMMISSION EXPIRES: 3/12/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert E. Potter 4608 Nolensville Road Nashville, Tn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben G. Maxwell ETUX (NAME)	Same (NAME)	Map 147-7
1511 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 137
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(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, Alvin Eugene Ward and wife Dorothy J. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben G. Maxwell and wife Cordelia M. Maxwell

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 the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 22 on the unrecorded Plan of Chester Maxwell's Subdivision, and described as follows:

Beginning at a point in the southerly margin of Flora Avenue 700 feet more or less east of the easterly margin of Nolensville Pike, being the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 107.8 feet to a point; thence south 80 degree 16 feet east 50.825 feet to a point; thence northerly 116.8 feet more or less to the south margin of Flora Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning. Include but exclude that part of the land hereinafter described conveyed to Davidson County for Flora Maxwell Road, of record in Book 3406, page 246, Register's Office.

Being the same property conveyed to Alvin Eugene Ward by Deed from Larry Edward Ward, of record in Book 5335, page 83, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 332 (House Number) Flora Maxwell Avenue (Street) Nashville, Tennessee 37211 (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 hands this 16th day of May, 1980

Alvin E. Ward
Alvin Eugene Ward

Dorothy J. Ward
Dorothy J. Ward

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin Eugene Ward and wife Dorothy J. Ward

the bargainor S, with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 1980

Commission expires 3/2/81

Mary L. Allyn
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
Alvin Eugene Ward ETUX

TO
Ben G. Maxwell ETUX

G. 4.5 8 1 7

IDENTIF. REFERENCE

JUN 11 2 36 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Ret Box 7.

06/11 13.00- CHECK

688

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
			2500.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.00-
06/08/81	A		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 5 8 1 7

IDENTIF. REFERENCE

JUN 11 2 36 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826799