FILE BOX W

FORM NO. WD-1

BOOK 5850 PAGE 680

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,291.72

Stephen F. Meade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 1982

Notary Public

MY COMMISSION EXPIRES: 4/22/82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Meade (NAME)	Owner (NAME)	94-1-Parcels
1011 Calvin Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	171, 170 & 169
Nashville, Tn. 37216 (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, 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 Stephen F. Meade and wife, Sandra J. Meade

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:

Being Lots Nos. 194, 195 and 196 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of each lot.

Being the same property conveyed to James F. Maxwell and wife, Glenna M. Maxwell, by deed from Jean H. Stevenson, a widow, of record in Book 5679, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on an installment deed executed by the Grantor(s) herein to Jean H. Stevenson in the original principal amount of $40,850.00, of record in Book 5679, page 485 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 701, 703 and 705 South 12th Street, Nashville, Tennessee
(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 February, 19 82

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, Glenn M. Maxwell

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 February 1982.

Commission expires 4/22/84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

James F. Maxwell and wife,

Glenna M. Maxwell

TO

Stephen F. Meade and wife,

Sandra J. Meade

G 79281

RUSH

IDENTIF. REFERENCE

FEB 10 8 48 AM '82

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			46291.72-	CO
			125.58	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	132.08-
20040202	10/62		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

679281

IDENTIF. REFERENCE

FEB 10 8 48 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 866561