File 41

WARRANTY DEED

BOOK 5936 PAGE 338

FROM: Charles H. Warfield

TO: Ambrose and Maxwell, a partnership

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 400 Chesterfield Dr. Nashville, TN. 37212

Send Tax Bills To: Same

Map-Parcel Numbers
104-10 121

Field Book Numbers
26W 7550

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Two Thousand Five Hundred and no/100 Dollars ($62,500.00).

Peter Stephen Myers
Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of Sept., 1982.

Mary B. Cooper
Notary Public

My Commission Expires: 4/22/84

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles H. Warfield, as Grantor, has bargained and sold, and by these presents does transfer and convey unto Ambrose and Maxwell, a partnership composed of Robert S. Maxwell and Albert Estes Ambrose, Jr., as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A lot of land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 126 on an unregistered map showing R. W. Grizzard's subdivision of part of the Bosley Tract, described according to the deeds of record and said unregistered map as follows:

BEGINNING at the northeast corner of Chesterfield Avenue and Marlborough Avenue, being the southwest corner of said Lot No. 126; thence with the northerly margin of Chesterfield Avenue South 48-1/2° east 88 feet to the southwest corner of 8 feet of ground conveyed by Moore to Louie Blum, by deed of record in Book No. 644, page 209, Register's Office for said County; thence with the westerly margin of said 8 foot lot north 40° east 210 feet to the southerly margin of a 10 foot alley separating said Lot No. 126 from Lot No. 118 on said unregisterd map; thence with the southerly line of said alley North 48-1/2° west 104 feet 8 inches to the easterly margin of Marlborough Avenue; thence with the easterly margin of said Avenue South 35-1/2° west 210 feet to the beginning.

Included in the above but specifically excluded therefrom is the following described tract:

BEGINNING at the point of intersection of the east margin of Chesterfield Avenue and the south margin of Marlborough Avenue; thence along the said south margin north 40 degrees

east 210.0 feet to a point; thence south 46 degrees east 4.5 feet to a point; thence south 41 degrees 13 minutes west 209.7 feet to the point of beginning and containing 472 square feet and being part of the same property conveyed by Metropolitan Life Insurance Company to Ruth E. Moore of record in Book 1247, page 646, Register's Office for Davidson County, Tennessee.

Being part of the same property devised to Grantor under the Will of Ruth E. Moore of record in Will Book 86, page 451, Probate Court of Davidson County, Tennessee.

This is improved property, known as 400 Chesterfield, 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, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for a lien for 1982 taxes which are prorated, a temporary construction easement granted to the State of Tennessee, and rights of parties in possession.

And Grantor does further covenant and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

This conveyance is made "as is" - in the condition they are now in - and Grantor has made no warranties or representations, express or implied, regarding land or improvements. Grantee has been advised that certain condemnation proceedings, State of Tennessee vs. L. M. Moore, et al, Circuit Court for Davidson County, Tennessee, No. B-15328, affect the property, that Grantor was paid certain moneys which Grantor will retain and Grantee assumes the risk of any effect such condemnation has on the property now or in the future.

The property conveyed herein is the residence of neither Grantor nor his spouse.

Witness my hand this 8th day of Sept., 1982.

Charles H. Warfield
CHARLES H. WARFIELD

FEE $ 1.00 WILSON COUNTY TN REGISTER
SEP 13 11 34 AM '82
IDENTIFICATION REFERENCE
H 0 8 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary B Cooper, a Notary Public in and for said County and State, the within named CHARLES H. WARFIELD, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 8th day of Sept., 1982.

Mary B Cooper
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4/22/84

RNB/9-8-82

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

RECEIVED OF _____ BOOK 5936 PAGE 340

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

62[illegible].00- CO
1[illegible].50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
8403A09/13/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 1 1 9

IDENTIF. REFERENCE

SEP 13 11 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924592