Buyer & tax bill
Jim Maxwell
Rt 2, Box 171
Cottontown, Tn 37048

DEED OF RELEASE AND CONVEYANCE Map 83-1
Par 397 Is

This Deed of Release and Conveyance made and entered into this 21st day of Aug, 1982, by and between CHARLES BAXTER and wife, MARY BAXTER, herein referred to as "BAXTERS", G THOMAS SHIELDS, herein referred to as "TRUSTEE", and JAMES F. MAXWELL and wife, GLENNA M. MAXWELL, herein referred to as "MAXWELLS"

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WITNESSETH:

That whereas the Maxwells did on the 5th day of November, 1980 convey to Baxters certain real estate located in Nashville, Davidson County, Tennessee, and known as 1110 Granada Avenue, said city, county and state, and

WHEREAS, in consideration of such conveyance, the Baxters did of even date therewith sign and execute a deed of trust note payable to the order of the Maxwells in the amount of $34,600.00, payable in monthly installments beginning on the first day of December 1980; and

WHEREAS, in order to secure said promissory note, the Baxters did of even date therewith execute a deed of trust for said property to G. Thomas Shields as Trustee, to hold such deed until the installments on the promissory note had been paid in full; and

WHEREAS, in the event of default on such payments, said Trustee is empowered to sell said property and apply such proceeds as fully set forth in said deed of trust; and

WHEREAS, Baxters are now in default of payments on the promissory note and are unwilling or unable to make further payments on the note and desire at this time to be released from all obligations thereunder; and

WHEREAS, Maxwells are willing to release Baxters from any and all liability under the note from this day forward upon the condition that Baxters convey all their right, title, and interest in said property back to Maxwells; and

WHEREAS, Trustee , after having determined that the Baxters have no material amount of equity in the property and will not be prejudiced by such conveyance, is willing to execute this deed of release and conveyance.

NOW, THEREFORE, for and in consideration as set forth hereinabove, the BAXTERS bargain, sell, transfer, and convey unto the Maxwells all their right, title, and interest in the aforementioned property, more completely described as follows:

H 0 8 5 6 2

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, R.O.D. C.T. to which plan reference is hereby made for a more complete description.

IDENTIF. REFERENCE

Being the same property conveyed to G. Thomas Shields by Deed from Charles Baxter and wife, Mary Baxter, which is recorded in Book 5675 at page 138.

SEP 15 12 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Baxters do hereby agree to hold harmless G. Thomas Shields from any damages or liabilities which may result from his conveyance of legal title to the aforesaid property.

THEREFORE, G. Thomas Shields, does hereby sell, convey, and transfer to James Maxwell and his wife, Glenna Maxwell, all his right, title and interest in said property.

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To have and to hold the herein-described property, together with all improvements thereon and all rights, easements and appurtenances thereunto in any wise appertaining unto the Maxwells, their heirs and assigns forever.

In consideration of the above conveyance, Maxwells do hereby release the Baxters from all future obligations on the promissory note secured by the deed of trust from Baxters unto G. Thomas Shields, dated November 5, 1980 and do hereby agree to cause said note to be discharged as a lien or encumbrance upon said property.

IN TESTIMONY WHEREOF, Charles Baxter and Mary Baxter and G. Thomas Shields, as joint grantors, have hereunto set their hand to this deed on the day and year first above written.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7760.
Glenna M. Maxwell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 1982.
B Ed Bard
Deputy Register

x Charles F. Baxter
CHARLES BAXTER

Mary Baxter
MARY BAXTER

G. Thomas Shields
G. THOMAS SHIELDS

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of August, 1982 by CHARLES BAXTER and wife, MARY BAXTER.

My commission expires My Commission Expires Oct. 20, 1985.

Roy Edward Ashford
NOTARY PUBLIC

STATE OF Mississippi)
) SS
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this _____ day of August 30th, 1982 by G. THOMAS SHIELDS.

My commission expires My Commission Expires August 15, 1984.

Louise S. Burt
NOTARY PUBLIC

PREPARED BY:

Warren V. Keuler
DENTON & KEULER
P. O. Box 929
Paducah, KY 42001

CHECK
09/15 31.23-
8948

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5937 PAGE 549

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
			9760.00- CO	
			25.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	31.98-
			8948A09/15/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 5 6 2

IDENTIF. REFERENCE

SEP 15 12 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899818