THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY AT LAW, P. O. BOX 2726, NASHVILLE, TN 37219.

W A R R A N T Y D E E D

BOOK 6221 PAGE 387

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Maxwell 534 Fairlane Drive Nashville, TN 37211	Consumers Savings Bank % Bankers Mortgage Corp. P.O. Drawer F-20 L-111588 Florence, SC 29503	MAP 118-4 PAR 94

THIS WARRANTY DEED made this 26th day of January, 1984, by HOWARD C. MAXWELL, a widower, of 534 Fairlane Drive, Nashville, Davidson County, Tennessee, to JAMES MICHAEL MAXWELL of 534 Fairlane Drive of Nashville, Davidson County, Tennessee.

WITNESSETH:

I, HOWARD C. MAXWELL, in consideration of TEN ($10.00) DOLLARS and the love and affection of my son, and he assuming a Deed of Trust Note dated April 6, 1965, and payable to Guaranty Mortgage Company in the principal amount of TEN THOUSAND FIVE HUNDRED ($10,500.00) DOLLARS, the receipt of which is hereby acknowledged, do by these presents, sale and assign unto JAMES MICHAEL MAXWELL all of the interest of HOWARD C. MAXWELL, except as hereinafter set out, in and to a certain piece of real property located at 534 Fairlane Drive, Nashville, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 11 of Hurdwood Heights, Section II, as of record in book 2330, page 38, Register's Office for said County, and described as follows:

Said Lot No. 11 fronts 75 feet on the northerly side of Fairlane Drive and runs back 188.5 feet on the westerly line and 105 feet on the easterly line to a dead line measuring 112.9 feet thereon.

01/26 61.50- CHECK

9242

OFFICIAL RECEIPT

Being the same property conveyed to Howard C. Maxwell and wife, Salura Ruth Maxwell, by Warranty Deed from Joe R. Clemons and wife, Martha Ruth Clemons, of record in Book 3877, Page 780 of the Register's Office of Davidson County, Tennessee.

I, HOWARD C. MAXWELL, reserve unto myself a life interest in this property.

BOOK 6221 PAGE 388

TO HAVE AND TO HOLD, all and singular, the premises, together with the tenements, hereditaments, and appurtenances thereto belonging or in any issue appertaining, and the rents, issues, and profits thereof, unto JAMES MICHAEL MAXWELL, his heirs and assigns, forever, and I do covenant with the said JAMES MICHAEL MAXWELL that I am lawfully seized and possessed of said property, and I do further covenant and bind my heirs and representatives that I will warrant and defend the title to said property to JAMES MICHAEL MAXWELL, his heirs and assigns against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand to this Quitclaim Deed this 26th day of January, 1984.

Howard C Maxwell

HOWARD C. MAXWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Luther E. Castrell, a Notary Public, the said HOWARD C. MAXWELL, who being duly sworn, acknowledged he executed the within instrument for the purposes therein contained.

THIS 23rd day of January, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86

OFFICIAL RECEIPT

THIS IS IMPROVED PROPERTY KNOWN AS 534 Fairlane Drive, Nashville, Tennessee.

The actual consideration for this property or the value of the property is $ 20,000.00.

Howard C. Mitchell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 6th day of January, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86

BOOK 6221 PAGE 389

RUSH

10072

IDENTIF. REFERENCE

JAN 26 3 45 PM '84

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6221 PAGE 390

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
			20000.00- CAMT.	
			52.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	61.50-
9242A01/26/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100072

IDENTIF. REFERENCE

JAN 26 9 45 PM '84

No. 9575

Form 1