file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Milton B. Maxwell
1116 Balbade Drive
Nashville, TN 37205

MORTGAGEE:
Zeitlin Financial Services, Inc.
4301 Hillsboro Road, Suite 200
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS:
MAP 144-3-34
PARCEL 34
FH 8350

BOOK 6846 PAGE 103

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David M. Erwin and wife, Linda I. Erwin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Milton B. Maxwell and wife, Eve M. Maxwell hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Section Three, Chickering Park, of record in Book 2663, pages 90 and 91, Register's Office for said County.

SAID Lot No. 26 fronts 402.5 feet on the easterly margin of Balbade Drive and extends back 215.2 feet on the northerly line and 369.7 feet on the south-easterly line to a dead line in the rear, measuring 236.9 feet thereon.

BEING the same property conveyed to David M. Erwin and wife, Linda I. Erwin by deed from Herbert S. McMullen and wife, Martha M. McMullen, of record in Book 5035, page 88, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

97130

IDENTIFICATION REFERENCE

MAY 2 10 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property known as 1116 Balbade Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of May, 19 86.

Linda I. Erwin

David M. Erwin

Linda I. Erwin

David M. Erwin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 19 86, before me personally appeared David M. Erwin and wife, Linda I. Erwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6846 PAGE 104

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Eve M. Maxwell
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

from:
David M. Erwin and wife, Linda I. Erwin

to:
Milton B. Maxwell and wife, Eve M. Maxwell

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24621

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

RECEIVED OF _____

FOR _____

BOOK 6846 PAGE 105

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

250000.00- CAMT.
650.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 656.50-
9697A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97130

IDENTIFI REFERENCE

MAY 2 10 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243628