BOOK 6916 PAGE 91[illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Robert S. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Stephen Maxwell (NAME)	Commerce Union Bank (NAME)	MAP 104-10
400 Chesterfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 121
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	26W-07550

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, Robert S. Maxwell and Albert Estes Ambrose, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Stephen Maxwell and Sandra Ann MacKay

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:

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 may as follows:

SAID Lot fronts 88 feet on Chesterfield Avenue and runs back between parallel lines 210 feet on easterly line and 209.7 feet on the westerly line to a line in the rear measuring 100.17 feet according to a survey by Campbell Surveying Company dated June 11, 1986.

Being the same property conveyed to Robert S. Maxwell and Albert Estes Ambrose, Jr. by quitclaim deed from Ambrose and Maxwell, a partnership composed of Robert S. Maxwell and Albert Estes Ambrose, Jr. of record in Book 6918, page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

Robert Stephen Maxwell and Robert S. Maxwell are one and the same person.

This is unimproved ( ) improved (X) property, known as 400 Chesterfield Avenue, Nashville, TN 37212
(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 hands this 14th day of July, 19 86

Albert Estes Ambrose, Jr.

Robert S. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6918 PAGE 918

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Maxwell and Albert Estes Ambrose, Jr.,

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 14th day of July, 19 86.

Commission expires July 19, 1987

Notary Public

STATE OF TENNESSEE

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM: Robert S. Maxwell
Albert Estes Ambrose, Jr.

TO: Robert Stephen Maxwell
Sandra Ann MacKay

20977

ESSENTIAL REFERENCE

Jul 16 11 04 AM '86

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6918 PAGE 917

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
			105000.00- CASH,	
			294.00 CHECK	
			.50 MISC	
			6.00 MORT	
			CHECK	300.50-
			77B5A07/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 /-

20

IDENTIFICATION REFERENCE

JUL 16 11 04 AM '86

No. 271150