Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7262 PAGE 325

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jennifer K. Frensley, etal Box 162, Happy Valley Dr. Goodlettsville, Tn. 37072	SAME AS NEW OWNER	Map 6 Parcel 48 10D-21200

MORTGAGEE: Bonnie Lou Maxwell
306 Highland Hts. Dr.
Goodlettsville, Tn. 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, BONNIE LOU MAXWELL, PATRICK GLENN MAXWELL, MICHAEL TAYLOR MAXWELL and SANDRA LEE McCORMICK, being the only heirs-at-law of Elbert W. Maxwell, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JENNIFER K. FRENSLEY, a single person and MICHAEL A. CANTRELL, a single person, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, beginning at a stone on the south side of a road, corner to Jean and Raymond Ferguson in the line of Coggins, the most easterly northeast corner of this land; thence with said road, as follows: North 68° West 3 poles, North 48° West 9 poles, North 80° West 4 poles to a stone on the bank of the branch at the bridge; thence South 48° West 20 poles to a stone on the East side of the branch about 200 feet east of the Coggin residence; thence South 22° East 6.2 poles to a stone; thence South 42° West 21.2 poles to an iron pipe on top of a ridge; thence north 89½° West 29.1 poles to an iron pipe; thence North 69° West 15.3 poles to a stone; thence North 82½° West 38.3 poles to an iron pipe; thence North 84° West 17.2 poles to a stone on top of the main ridge, corner to Coggin in the line of the Smiley Heirs; thence with the main ridge as follows: South 25° West 21 poles to a stone; South 50½° east 28 poles to a stone; South 9½° West 13 poles to a stone, South 18° East 24 poles to a stone; North 77° East 29 poles to a stone, South 80° East 24 poles to a stone, South 16½° East 51.3 poles to a stone, North 86° East 25 poles to two Hickory trees, an old corner; thence with a new line North 9° East 20.4 poles to a stone; thence North 1° West 18.1 poles to a stone; thence North 7° East 18.1 poles to a stone, corner to Jean and Raymond Ferguson; thence with their line as follows: North 6° West 10.3 poles to a stone; North 8° West 19 poles to a stone, North 45° East 14.9 poles to a post; thence North 5° East 23.5 poles to a post; North 85° East 13.8 poles to a post; thence North 3° West 5.2 poles to a stone; thence North 33½° East 8.7 poles to the

beginning, containing 57.24 acres, by survey made by L. B. petty, Surveyor, August 17, 1956.

BEING the same property conveyed to Elbert W. Maxwell and Joval T. Maxwell by deed from Joval T. Maxwell, an unmarried man, of record in Book 4380, page 443, Register's Office for Davidson County, Tennessee; and, Joval T. Maxwell conveyed his interest in the property to Elbert W. Maxwell by deed of record in Book 4380, page 443, said Register's Office; and, Elbert W. Maxwell died on November 19, 1985, and by the terms of his Last Will and Testament dated September ___, 1981, the said property became vested in his wife, Bonnie Lou Maxwell; but the said Last Will and Testament was never filed for probate. At the time of his death, Elbert W. Maxwell was married to Bonnie Lou Maxwell. Patrick Glenn Maxwell, Michael Taylor Maxwell and Sandra Lee McCormick were the only children born to or adopted by Elbert W. Maxwell during his life time. Bonnie Lou Maxwell and Patrick Glenn Maxwell, Michael Taylor Maxwell and Sandra Lee McCormick are the only heirs-at-law of Elbert W. Maxwell, were the only persons who would have an interest in the property hereinabove described under the terms of his Last Will and Testament.

Patrick Glenn Maxwell, Michael Taylor Maxwell and Sandra Lee McCormick join in this conveyance to convey any and all right, title or interest in and to the property.

This instrument is executed by Patrick Glenn Maxwell by his lawful attorney-in-fact, Bonnie Lou Maxwell, pursuant to the power and authority vested in her by an instrument filed for record simultaneously herewith.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1987 State & County taxes, a lien, prorated between the parties and assumed in full by the Grantees.

And We, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

Bonnie Lou Maxwell
BONNIE LOU MAXWELL

Michael Taylor Maxwell
MICHAEL TAYLOR MAXWELL

Patrick Glenn Maxwell
PATRICK GLENN MAXWELL
By: Bonnie Lou Maxwell, as
Attorney-in-fact

Sandra Lee McCormick
SANDRA LEE McCORMICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL TAYLOR MAXWELL, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of June, 1987.

Ora William Jones
NOTARY PUBLIC

My Commission Expires: 7-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA LEE McCORMICK, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of June, 1987.

Ora William Jones
NOTARY PUBLIC

My Commission Expires: 7-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BONNIE LOU MAXWELL, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of June, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this the 5th day of June, 1987, before me, personally appeared BONNIE LOU MAXWELL, to me known to be the person who executed the foregoing instrument in behalf of PATRICK GLENN MAXWELL, and acknowledged that she executed the same as the free act and deed of the said PATRICK GLENN MAXWELL.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Michael A Cartwright
Affiant

Sworn to and subscribed before me, this the 5th day of June, 1987.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

3.4.2.2 7.

IDENTIFICATION REFERENCE

JUN 9 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7262 PAGE 329

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			81000.00-	CAMI.
			226.80	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 239.30-
			6749A06/10/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3422 T.

IDENTIFI REFERENCE

JUN 9 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91096