BOOK 7605 PAGE 695

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Left out of previous conveyance.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 1988.

Notary Public

MY COMMISSION EXPIRES: May 13 1989

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Stanley T. Snodgrass, Attorney, 2300 21st Avenue South, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Turner Snodgrass, Trustee (NAME)	Same (NAME)	part of 69-12-1
2300 21st Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113 DA-52855
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Clifford L. Maxwell and wife, Ruby M. Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Turner Snodgrass, Trustee with full power to sell, transfer, convey or mortgage without joinder of any beneficiary.

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:

SEE ATTACHED EXHIBIT A

FILED & RECORDED IN DAVIDSON COUNTY, TN
Jul 21 11 45 AM '88
IDENTIFICATION REFERENCE
51492

unimproved (XX)
This is improved ( ) property, known as Hydes Ferry Pike and Clarksville Highway
(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 hand s this 20 day of July, 19 88

Clifford L. Maxwell

Ruby M. Maxwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Clifford L. Maxwell & Ruby M. Maxwell

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of July, 1988

Notary Public

Commission Expires May 13, 1989

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Clifford M. Maxwell et.ux.

TO

T. Turner Snodgrass Trustee

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

Property located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee. Being a portion of the property shown on the plat of Northgate Shopping Center as of Record in Plat Book 5060, Page 38 R.O.D.C., TN. and being more particularly described according to a survey performed by Wamble & Associates on July 14, 1988 as follows:

Beginning at an existing Iron Rod located on the Western Right-Of-Way of Clarksville Pike (United States Highway 41A, State Route 112); said Rod also being South 26 Degrees 39 Minutes 13 Seconds East of the Northeast Corner of Tract One; thence, following said Western Right-Of-Way South 26 Degrees 39 Minutes 13 Seconds East 93.24 Feet to an Iron Rod, set this survey; thence, South 34 Degrees 22 Minutes 48 Seconds East 25.00 Feet to an Iron Rod, set this survey; thence, leaving said Western Right-Of-Way South 63 Degrees 21 Minutes 13 Seconds East 124.08 Feet to an Iron Rod, set this survey; thence, South 26 Degrees 39 Minutes 13 Seconds East 150.00 Feet to an existing Iron Rod; thence, South 63 Degrees 37 Minutes 37 Seconds West 349.32 Feet to an Iron Rod, set this survey; thence, North 26 Degrees 38 Minutes 47 Seconds West 286.35 Feet to an existing Iron Rod; thence North 63 Degrees 21 Minutes 13 Seconds East 470.00 Feet to the point of beginning.

Containing 107,616.05 Square Feet or 2.47 Acres.

Being part of the same property conveyed to Clifford L. Maxwell as of Record in Will Book 107 Page 164.

9594 07/21 0101 03CHECK 9.00