Mail

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):
Mattie Maxwell, et al
1715 Villa Place
Nashville, TN 37212

Mortgagee:
First American
National Bank
First American Center
Nashville, TN 37237

Map-Parcel No.:
104-08-260

WARRANTY DEED BOOK 7614 PAGE 490

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, EDDIE W. WAGSTAFF, a widower, ("Grantor") has this day bargained and sold, and does hereby transfer and convey to MATTIE MAXWELL AND MARGIE O. MAXWELL ("Grantees"), their heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 66 on the Map of O.B. Hayes plan of Large lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Villa Street, 200.5 feet, more or less, north of the north margin of Belcourt Avenue; thence westerly, parallel to the north margin of Belcourt Avenue, 155 feet, more or less, to an alley; thence northerly 80 feet; thence easterly 155 feet, more or less, to the westerly margin of Villa Street; thence with the margin of the same southerly 80 feet to the beginning.

BEING the same property conveyed to Eddie W. Wagstaff and wife, Robbie H. Wagstaff by deed from G.E. Bowden and wife, Eileen M. Bowden of record in Book 2448, page 50, Register's Office for Davidson County, Tennessee. The said Robbie H. Wagstaff having since died.

THIS is improved property known as 1715 Villa Place, Nashville, Tennessee 37212.

THIS conveyance is subject to the plan of record in Book 21, page 87, said Register's Office, and also subject to 1988 taxes which have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28th day of July, 1988.

Eddie W. Wagstaff Sr.
EDDIE W. WAGSTAFF

AUG 1 11 41 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5 4 4 4 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared EDDIE W. WAGSTAFF 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 who acknowledged the execution of the same to be their free act and deed.

Witness my hand and and seal, this 28th day of July, 1988.

Darryl W. Bedford
Notary Public

My commission expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

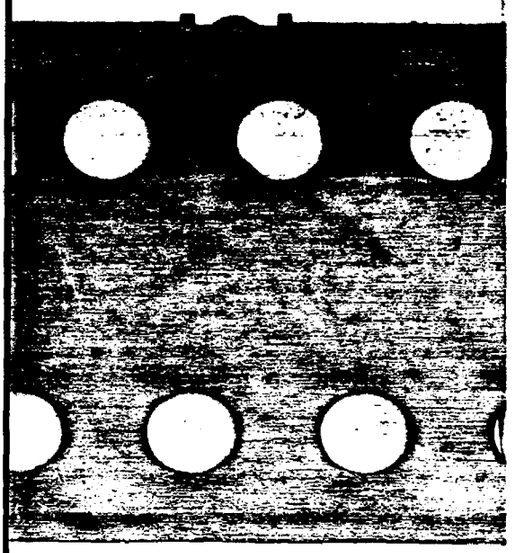
Margie O. Maxwell
AFFIANT

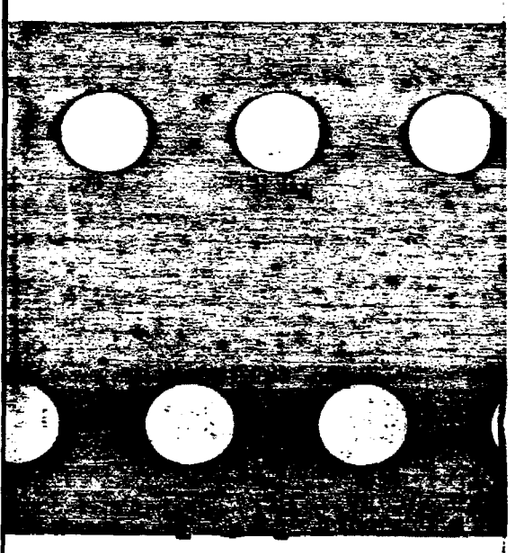
SUBSCRIBED TO AND BEFORE ME, THIS 28th DAY OF July, 1988.

Darryl W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

2162 08/01 0101 03CHECK 237.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 492

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	70000.00
CON TX	231.00
PRFEE	0.50
WDEED	6.00
TOTAL	237.50
CHECK	~~237.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~NS CHK 00~~ 11-93 0001 2162

54448

IDENTIFICATION REFERENCE

Aug 1 11 41 AM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 118770