file box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Robert S. Maxwell
3826 Abbott Martin Road
Nashville, TN 37215

MORTGAGEE:
SAME

BOOK 7672 PAGE 582

MAP-PARCEL NUMBERS:
MAP 116-12
PARCEL 146
7DA 92743

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, Ambrose & Maxwell, a partnership composed of Albert E. Ambrose, Jr. and Robert S. Maxwell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert S. Maxwell and wife, Sandra MacKay 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. 7B on the plan of Zone Lot Division of the Re-subdivision of Block "G", Lots 7 & 8, Woodmont Lane Homesites, of record in Book 6900, page 692, as amended in Book 6900, page 695, both in the Register's Office for said County.

SAID Lot No. 7B fronts 77.00 feet on the northerly margin of Abbott Martin Road and extends back 94.45 feet on the easterly line and 106.50 feet on the broken westerly line to a dead line in the rear, measuring 86.90 feet thereon.

BEING part of the same property conveyed to Ambrose & Maxwell, a partnership composed of Albert E. Ambrose and Robert S. Maxwell, by deed from Wilma G. Auerbach, a widow, of record in Book 6996, page 776, Register's Office for Davidson County, Tennessee.

The property herein is conveyed is subject to the restrictive covenants contained on the plan of record in Book 6900, page 695, said Register's Office, and to the other matters shown on said plan.

7.4451

IDENTIFICATION REFERENCE

Oct 7 10 51 AM '88

FILED & WILSON TREASURER
DAVIDSON COUNTY

This is (xx)improved property, known as 3826 Abbott Martin Road, Nashville, TN 37215.

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 6th day of October, 1988.

AMBROSE & MAXWELL
BY: Albert E. Ambrose, Jr.
Albert E. Ambrose, Jr., partner

AMBROSE & MAXWELL
BY: Robert S. Maxwell
Robert S. Maxwell, partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 215,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of October, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Albert E. Ambrose, Jr. and Robert S. Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of Ambrose & Maxwell, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 1988.

NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:

AMBROSE & MAXWELL

to:

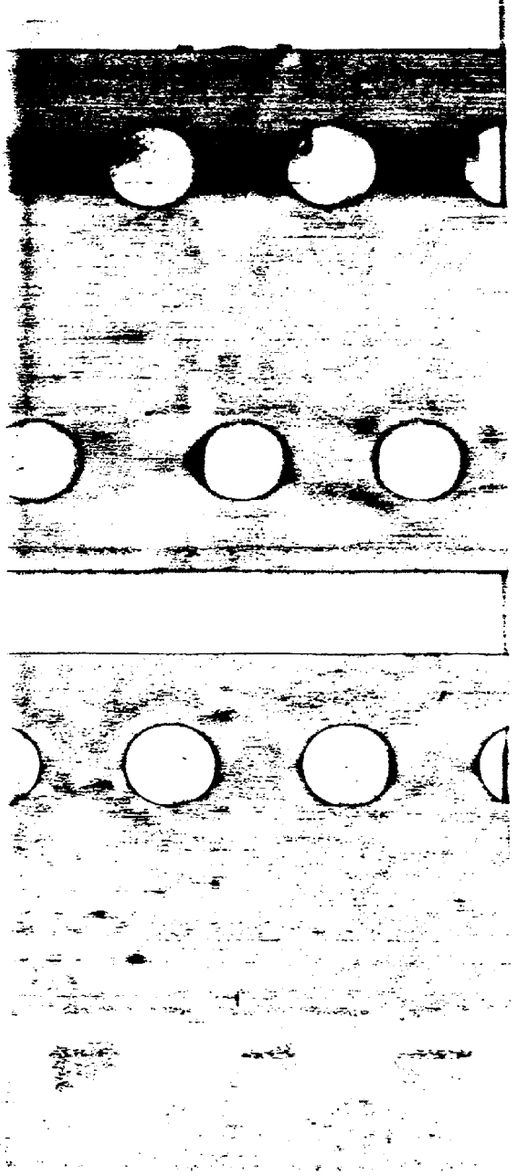
ROBERT S. MAXWELL, ET UX

4962 10/07 01:01 DEED 716.00

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27936



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7672 PAGE 584

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 215000.00
CON TX 709.50
PRFEE 0.50
WDEED 6.00
TOTAL 716.00
CHECK 716.00

10/07/88 01 10:54 0001 4962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4451.

IDENTIFICATION REFERENCE

OCT 7 10 51 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 141788