Sec 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Wall 3104 Clarksville Pike Nashville, TN 37218	Same	Map 71-15 Parcel 489

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, James F. Maxwell

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Nathan Wall

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Re-subdivision of H. W. Chenoweth's Wildwood Addition, part of Ligon Lands, as of record in Book 161, page 153, Register's Office for said County, described according to a survey made by Southern Land Surveying Co., Inc., dated November 25, 1970, as follows:

Beginning on the westerly margin of an alley 39.58 feet south of the southerly margin of Eastmoreland Street; thence with said alley south 5 deg. 16' 07" west 71.39 feet; thence north 80 deg. 15' 44" west 184.51 feet to the easterly margin of Dickerson Pike; thence with said Pike northwardly 71.20 feet; thence south 80 deg. 15' 44" east 180.11 feet to the beginning.

Being the same property conveyed to James F. Maxwell and wife, Glenna M. Maxwell by deed from J. O. Covington and wife, Jean Covington of record in Book 4473, page 759, Register's Office for Davidson County, Tennessee, and to James F. Maxwell by deed from Glenna M. Maxwell of record in Book 4903, page 397, Register's Office for Davidson County, Tennessee. Glenna M. Maxwell joins in this conveyance to convey any interest she may have as the wife of James F. Maxwell.

Taxes for the year 1990 are prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (x) property, known as 1313 Dickerson Road

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 assigns, to warrant and defend title 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 2nd day of February, 1990.

James F. Maxwell
JAMES F. MAXWELL

Glenna M. Maxwell
GLENNA M. MAXWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Maxwell and Glenna M. Maxwell, the within named bargainors, 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 2nd day of February, 1990.

My Commission Expires:
1-25-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1990.

My Commission Expires:
1-25-93

NOTARY PUBLIC

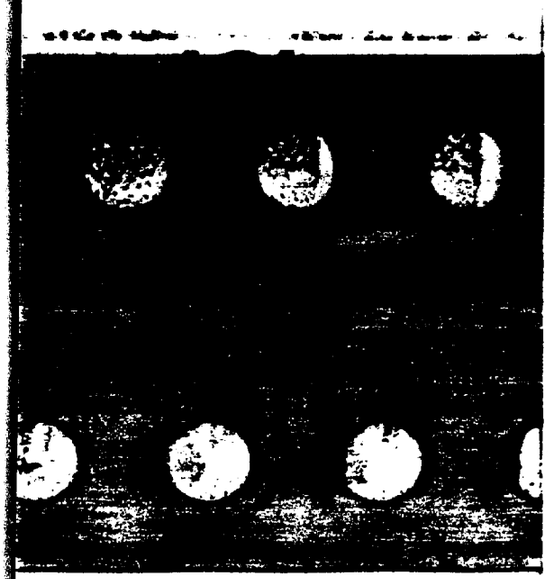
01802

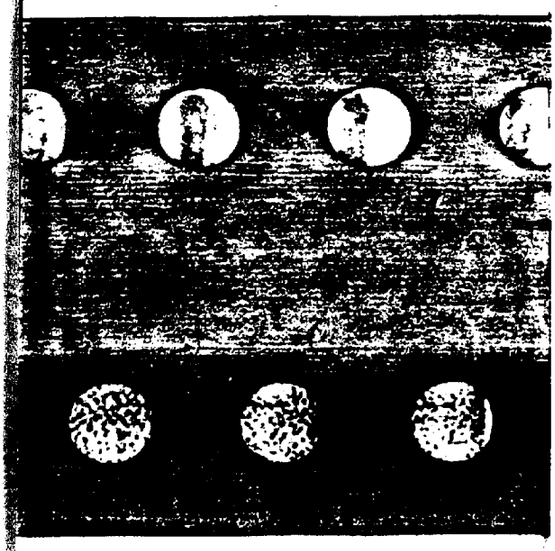
IDENTIF. TREFERENCE

FEB 5 1 44 PM '90

DAVIDSON COUNTY TN.

172.00





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

RECEIVED OF _____

FOR _____

BOOK 8040 PAGE 153

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
			CAMT	50000.00
			CON TX	165.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	172.00
			CHECK	172.00
02/05/90	01		13:45 0001	0467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01802

IDENTIF. TREFERENCE

FEB 5 1 44 PM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 290494