This instrument prepared by John M. Richardson, Jr. of the law firm of Richardson & Barnes, 101 Glenn Bldg., 112 South Third Street, Clarksville, Tennessee, 37041-0808.

MAIL TAX STATEMENTS TO:

~~37579 Sherwood Ct. AM~~
~~LIVONIA, MICHIGAN 48152~~
5533 See Saw Road
Nashville, TN 37211-6878
RICHARD T. FITZPATRICK, JR., and wife, NANCY C. FITZPATRICK

OWNER/PROPERTY ADDRESS:

NEW
37579 Sherwood Ct.
Livonia, Mich 48152

OLD 5533 SeeSaw Rd
Nashville, TN 37211-6878

TO: Warranty Deed

ALENE B. MAXWELL

3870 01/27 0101 03CHECK 502.95

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, **RICHARD T. FITZPATRICK, JR., and wife, NANCY C. FITZPATRICK**, do this day bargain, sell, transfer, and convey unto ALENE B. MAXWELL, HER heirs and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 116 on the plan of Section Five, BRADFORD HILLS, of record in Book 7900, page 6, and Book 7900, pages 287 and 288, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

This being the same property conveyed to Richard T. Fitzpatrick, Jr. and wife, Nancy C. Fitzpatrick, by deed dated July 31, 1992, recorded in Book 8709, page 470, Register's Office of Davidson County, Tennessee.

Being the same property shown on Map and Parcel No. 172-12-0-B-72.00, Tax Assessor's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 8069, page 170, and Book 8372, page 901; By-laws in Book 8071, page 531; Charter in Book 8071, page 520; Open Space in Book 8154, page 304; Deeds of Conveyance in Book 8377, page 769; Book 8614, page 870; and Book 8377, page 808, and all matters shown on the Plan of record.

TO HAVE AND TO HOLD said realty with all improvements thereon unto ALENE B. MAXWELL, HER heirs and assigns.

GRANTOR COVENANTS he is lawfully seized and possessed of said real estate; has a good and lawful right to convey the same; that

it is unencumbered and will forever warrant and defend the title thereto against all lawful claims, **SUBJECT** however, to all covenants, conditions, restrictions, amendments and easements which may effect the property.

POSSESSION to be given upon delivery of this deed.

REAL ESTATE TAXES for 1994 to be pro-rated between Grantors and Grantee herein.

IN WITNESS WHEREOF, Grantors have hereunto set their signature on this the 11 day of JANUARY, 1994.

Richard T. Fitzpatrick, Jr.

Nancy C. Fitzpatrick

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said State and County, **RICHARD T. FITZPATRICK, JR. and wife, NANCY C. FITZPATRICK**, the within named bargainor with whom I am personally acquainted or who 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 SEAL, at office, on this the 11th day of January, 1994.

Jane E Hankin
Notary Public
My commission expires: My Commission Expires NOV. 20, 1996

STATE OF Tennessee
COUNTY OF Williamson

As required by T.C.A. Section 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $133,500.00.

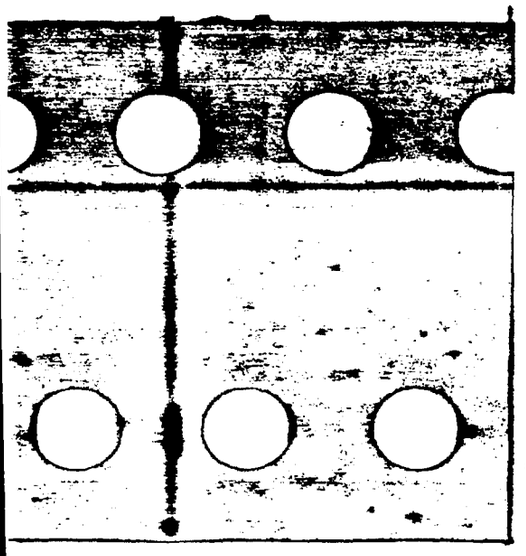
Rene B. Maxwell
Affiant

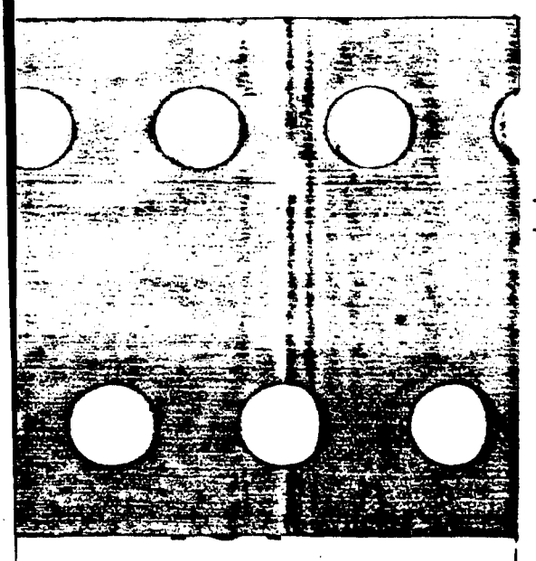
SWORN AND SUBSCRIBED TO before me on this the 25th day of January, 1994.

Donna L Savage
Notary Public
My commission expires: 2/1/97

11461
IDENTIF. & REFERENCE

94 JAN 27 AM 9:18
FELIX E. ALDRIDGE II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 83

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
133500.00
CON TX 493.95
PRFEE 1.00
MDEED 8.00
TOTAL 502.95
CHECK 502.95

01/27/94 01 09:19 0001 3870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11461
IDENTIF. ↑ REFERENCE

94 JAN 27 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749803