Box 50B
55

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9301 PAGE 12

ADDRESS NEW OWNER:
William Woods Tate Jr.
3826 Abbott Martin Road
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 116
GROUP 12
PARCEL 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert S. Maxwell and wife, Sandra MacKay Maxwell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Woods Tate Jr., an unmarried person, hereinafter called the Grantee, his 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 Resubdivision of Block "G", Lots 7 & 8, Woodmont Lane Homesites, of record in Book 6900, page 692, as amended in Book 6900, page 695, Register's Office Davidson County, Tennessee.
>
> 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 the same property conveyed to Robert S. Maxwell and wife, Sandra MacKay Maxwell by deed from Ambrose & Maxwell, a partnership composed of Albert E. Ambrose, Jr., and Robert S. Maxwell, as of record in Book 7672, page 582, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property which taxes are not yet due and payable.
2. Restrictive Covenants contained in an instrument of record in Book 1153, page 230, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in deed from Royal Oaks Land Company to al Feldman, of record in Book 1118, page 401, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Book 6900, page 692, as amended in Book 6900, page 695, in said

Register's Office.

5. Easement for water mains, of record in Book 613, page 404, said Register's Office.

6. Easement for water mains, of record in Book 924, page 24, said Register's Office.

7. Contract relative to water rights, as set out in Agreement of record in Book 1071, page 420, said Register's Office.

8. Subject to rights of others in and to party walls.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Woods Tate Jr., an unmarried person, his heirs and assigns, forever; and we, Robert S. Maxwell and wife, Sandra MacKay Maxwell, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of April, 1994.

Robert S. Maxwell

Sandra MacKay Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9659 04/05 0101 03CHECK 636.15

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert S. Maxwell and wife, Sandra MacKay 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11/20/96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 169,500.00.

AFFIANT

Subscribed and sworn to before me this 1st day of April, 1994.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

94 APR -5 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

35049

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9301 PAGE 14

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 169500.00
CON TX 627.15
PRFEE 1.00
WDEED 8.00
TOTAL 636.15
CHECK 636.15

04/05/94 01 10:36 0001 9659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35049
IDENTIF. & REFERENCE

94 APR -5 AM 10:35
REGISTER
DAVIDSON CO. TN.

No. 774913