PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35285)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 127000.00

Joseph E. Maxwell
Affiant

Sworn and subscribed before me this 31st day of May, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Joseph Edward Maxwell Juliana Jane Hammond 1902 Beechwood Avenue Nashville, TN 37212	SAME	104-16-0 176 24W 11660

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, the undersigned **Nora Dean Parker Albright and Eric Graham Dunlop, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Edward Maxwell and Juliana Jane Hammond, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 216 in Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID half of lot fronts 50 feet along the northerly side of Beechwood Avenue and extends back 185.7 feet along the westerly side and 186.3 feet along the easterly side to a rear line measuring 50 feet thereon.

BEING the same property conveyed to Nora Dean Parker Albright and Eric Graham Dunlop, both unmarried, by deed from Edward S. Arnold, single, of record in Book 9210, page 740, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Eric Graham Dunlop by Joni Henderson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. Eric Graham Dunlop and Eric G. Dunlop being one and the same person.

This is improved property, known as: 1902 Beechwood Avenue, Nashville, TN 37212

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1994.

Nora Dean Parker Albright
Nora Dean Parker Albright

Eric Graham Dunlop
Eric Graham Dunlop, By: Joni Henderson, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of May, 1994, before me, the undersigned authority, personally appeared **Nora Dean Parker Albright**, 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joni Henderson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Eric Graham Dunlop**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Nora Dean Parker Albright and Eric Graham Dunlop

TO: Joseph Edward Maxwell and Juliana Jane Hammond

AFFIDAVIT

0890 06/02 0101 03CHECK 478.90

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Joni Henderson

Joni Henderson, Affiant

Sworn to and subscribed before me this

31st day of May, 1994.

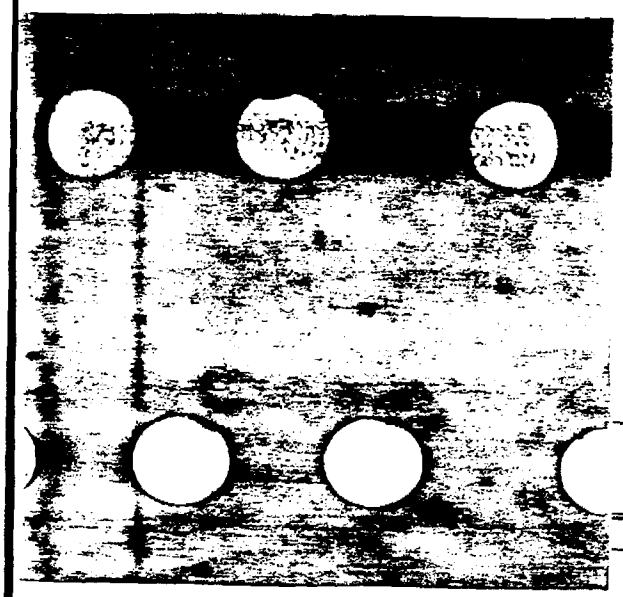
Notary Public

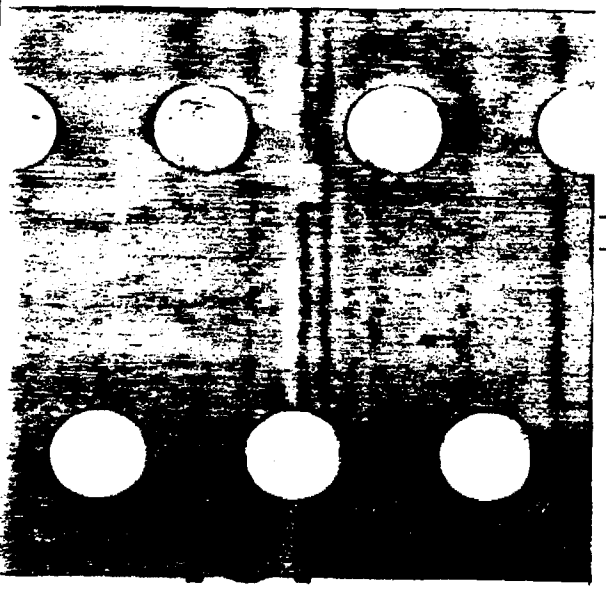
My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

94 JUN -2 AM 9:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

56423
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9364 PAGE 499

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

	127000.00
CON TX	469.90
PRFEE	1.00
WDEED	8.00
TOTAL	478.90
CHECK	478.90

06/02/94 01 09:37 0001 0890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56423
IDENTIF. ↑ REFERENCE

94 JUN -2 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797870