This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9462 PAGE 726

ADDRESS NEW OWNER:
Sammie R. Maxwell
3025 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:

Map	108
Group	2
Parcel	87

WARRANTY DEED

7604 09/13 0101 03CHECK 157.30

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 L. Wood and Fred C. Dance**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sammie R. Maxwell**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot 42B on the zone lot plan of Section 5, Patio Villa, of record in Plat book 5200, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being a part of the same property conveyed to Robert L. Wood and Fred C. Dance by deed from Rental Group, Ltd., dated December 19, 1985, as of record in Book 6748, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 3025 Casa Drive, Nashville, TN 37214.

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

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 6199, page 70, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

IDENTIFICATION REFERENCE
90127
94 SEP 13 AM 8:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6748, page 316, said Register's Office, including but not limited to a 20 foot minimum building setback line from Casa Drive; a 100 year flood plain limit and a public utiltity and drainage easement and sewer easement across the rear portion of the lot as depicted on said plat; and a 5 foot easement for public utilities and drainage along the easterly line(s) of said property.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sammie R. Maxwell, unmarried, her heirs and assigns, forever; and we, Robert L. Wood and Fred C. Dance, 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, her 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 9th day of September, 1994.

Robert L. Wood

Fred C. Dance

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Wood and Fred C. Dance, 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 Mt. Juliet, Tennessee, this the 9th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. BROWN NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

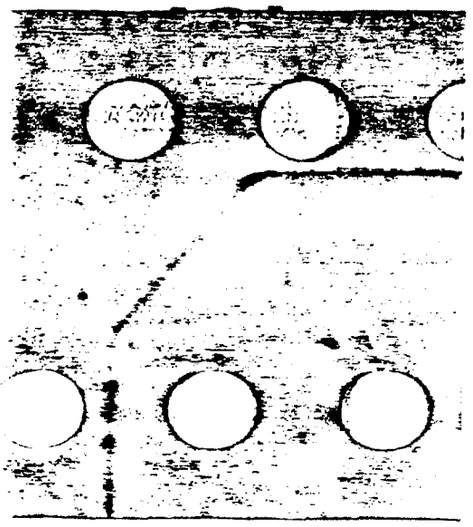
The actual value or consideration, whichever is greater, for this transfer is $ 39,000.00.

Lonnie R. Maxwell
AFFIANT

Subscribed and sworn to before me
this 9th day of September, 1994.

Patricia M. Swan
NOTARY PUBLIC
My Commission Expires: February 3, 1997





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

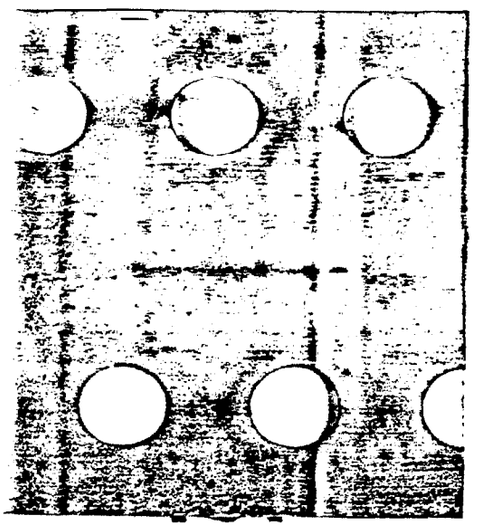
RECEIVED OF _____

FOR _____

BOOK 9462 PAGE 729

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 12.00
TOTAL 157.30
CHECK 157.30

09/13/94 01 08:27 0001 7604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90127
IDENTIF. & REFERENCE

94 SEP 13 AM 8:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833946