BOOK 9501 PG 59

STATE OF TENNESSEE 3082-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ $79,000.00

Martin K. Schmitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF October 19 94

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 3/25/95

NOTARY PUBLIC AT LARGE — State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin K. Schmitt	CTX Mortgage Company	162-5-216
(NAME)	(NAME)	
316 Ocala Court South	P. O. Box 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Dallas, TX 75219-9000	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ralph Kevin Maxwell, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martin K. Schmitt and wife Kelly D. Schmitt

hereinafter called the Grantees, their 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. 80 on the Plan of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Ralph Kevin Maxwell, a single person, by deed from Robert E. Potter, Jr. and wife, Kellye W. Potter, filed of record in Book 6732, page 302, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Priscilla W. Maxwell, spouse of Ralph Kevin Maxwell, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

1153 10/25 0101 03CHECK 301.30

This is improved property known as 316 Ocala Court South, Nashville, Tennessee 37211

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 his hand this 24th day of October, 19 94.

Ralph Kevin Maxwell — Priscilla W. Maxwell

Ralph Kevin Maxwell **Priscilla W. Maxwell**

3082-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Ralph Kevin Maxwell, married and Priscilla W. Maxwell the bargainor s, with whom I am personally acquainted, (or 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 official seal at Nashville Tennessee, this 24th day of October, 1994.

My commission expires 3/25/95

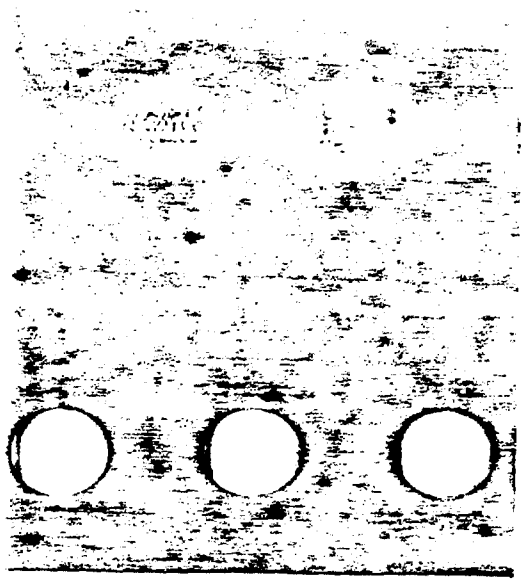
Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE

02562
IDENTIF. & REFERENCE

94 OCT 25 AM 10:44

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

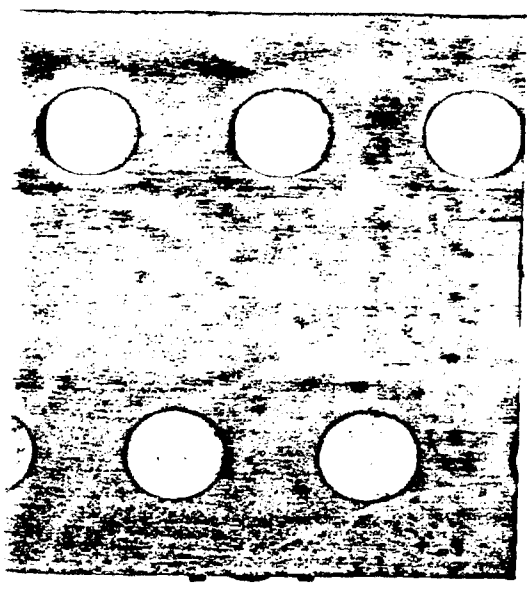
RECEIVED OF _____

FOR _____

BOOK 9501 PG 61

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

10/25/94 01 10:44 0001 1153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02562
IDENTIF. ↑ REFERENCE

94 OCT 25 AM 10:44

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

No. 847308