STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 26 day of June 1995

Affiant

Notary Public

My commission expires:

(Affix Seal)

My Commission Expires November 20, 1996

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G19123 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Frank "Chip" Maxwell, III	SEND TAX BILLS TO: New Owner
118 Trace End Drive	
STREET ADDRESS Franklin, TN 37064	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 117-4-199	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barbara Von Haberstroh, formerly Barbara E. Deaton, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Frank "Chip" Maxwell, III

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the northerly 30.7 feet of Lot No. 1 and the southerly 14.3 feet of Lot No. 2 on the Plan of Victoria Place, of record in Plat Book 332 at page 10, Register's Office for Davidson County, Tennessee; and described according to a survey made by John Kohl & Company, License No. 100, dated 06/19/95, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

SAID parts of Lots Nos. 1 and 2 front together 45 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, 160 feet to an alley.

Being all of the property conveyed to Barbara E. Deaton by Deed of record in Book 5686 page 997, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This conveyance is subject to an easement for a joint driveway set out in an agreement between W. W. Wilkerson and Mrs. Anna T. Hill, of record in Book 1283, page 111, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 2708 Belmont Boulevard, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 26 day of June , 1995

Barbara Von Haberstroh

3802 06/28 0101 03CHECK 342.00

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 26 day of June , 1995 , before me personally appeared Barbara Von Haberstroh to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

E. Diane Coble
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

Notary Public

State of Tennessee
County of

On this 26 day of June 26, , 1995 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

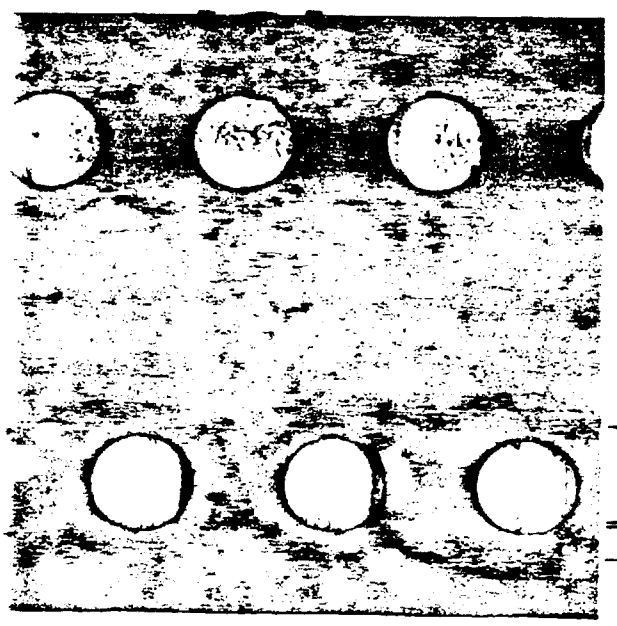
Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

00074206
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 1:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

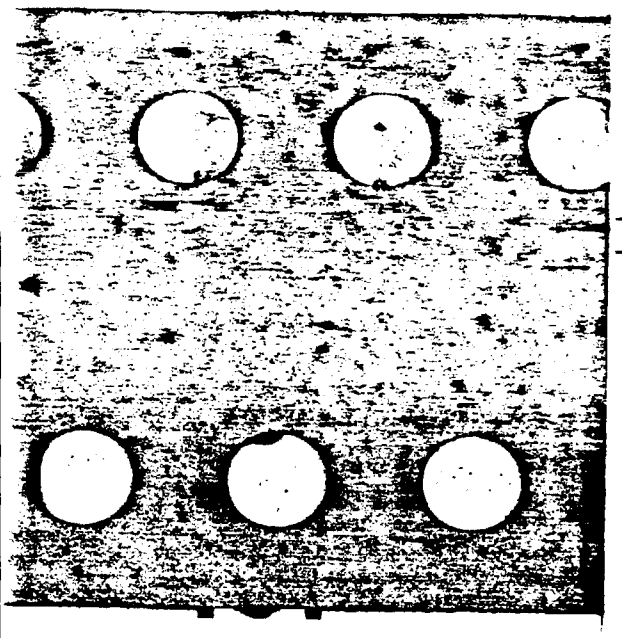
BOOK 9714 PG 773

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

06/28/95 01 13:16 0001 5802



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074206
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 1:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924986