30

BOOK 9727PG943

STATE OF TENNESSEE
COUNTY OF Davidson

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

Subscribed and sworn to before me, this the 30 day of June 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

My commission expires

(Affix Seal)

Douglas R. Bransford
Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G18892
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

FILE BOX 30

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Douglas R. Bransford	Cavalry Banking
4712 Illinois Avenue	236 Public Square, Sutie 103
STREET ADDRESS Nashville, TN 37209	STREET ADDRESS Franklin, TN 37064
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 91-11 78	

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,

John B. Maxwell , a married man

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Douglas R. Bransford and Barbara A. Bransford, Husband and Wife

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 Lot Number 623, Block 106 on the Plan of No. 1, Plan of West Nashville, of record in Book 57 at page 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to John B. Maxwell by QuitClaim Deed of record in Book 5652 page 136, 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.

Katherine N. Hodge, wife of John B. Maxwell, joins in the execution for the purpose of relinquishing all her marital rights.

THIS IS IMPROVED PROPERTY KNOWN AS 4712 Illinois Avenue, Nashville, TN 37209

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 30 day of June ,1995

John B. Maxwell

Katherine N. Hodge

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

BOOK 9727 PG 943

State of Tennessee
County of Davidson

On this 30 day of June , 1995 , before me personally appeared John B. Maxwell and wife, Katherine N. Hodge 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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

State of Tennessee
County of

On this 30 day of June 30, , 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

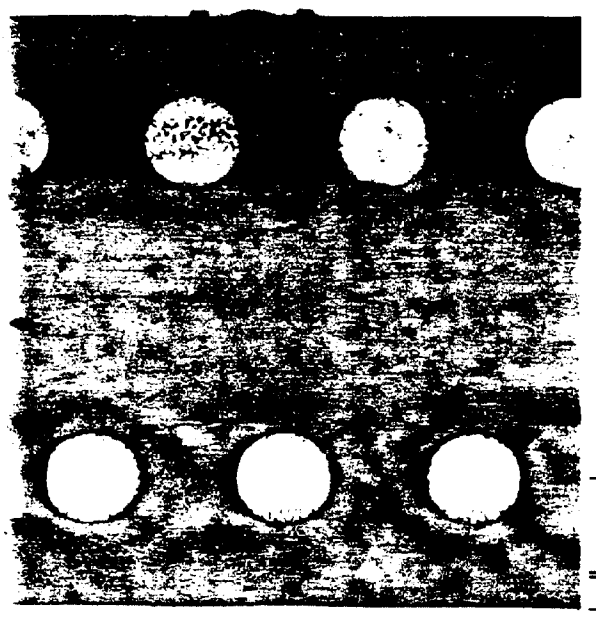
WARRANTY DEED

0078094

95 JUL 11 PM 2:53

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

3663 07/11 0101 03CHECK 153.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

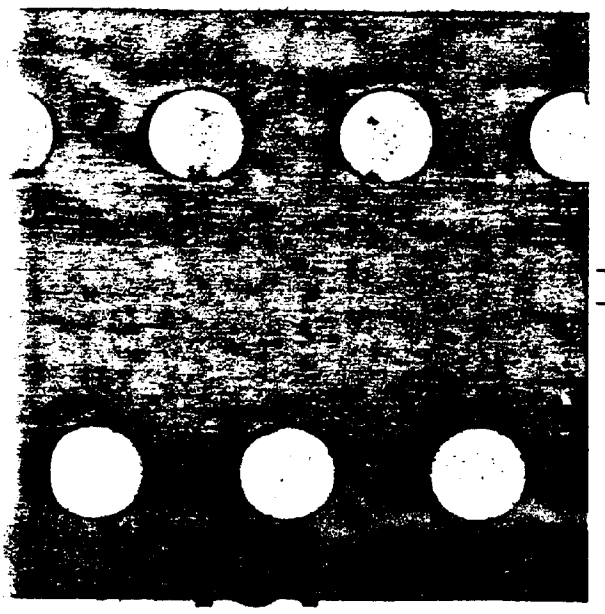
RECEIVED OF _____

FOR _____

BOOK 9727 PG 950

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
TDEED	8.00
ERR	CO
TDEED	8.00-
MDEED	8.00
TOTAL	153.30
CHECK	153.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078094
IDENTIF. & REFERENCE

95 JUL 11 PM 2:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 929169