BOOK 9959 PG 71

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 9/26/96
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH MAXWELL	SAME	MAP 161-14
(NAME)	(NAME)	
247 HIGHLAND VILLA CIRCLE		GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		PARCEL 247.00C0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HUFORD L. JOHNSTON AND WIFE, CAROLYN T. JOHNSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH MAXWELL AND R. KEVIN MAXWELL

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 247 on the plan of condominium site of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed, of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and in Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, and Book 8199, page 149, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to HUFORD L. JOHNSTON AND WIFE, CAROLYN T. JOHNSTON by Deed of record in Book 8284, page 965, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 01543-1

96 FEB 27 PM 2:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

unimproved ( )
This is improved (X) property, known as 247 HIGHLAND VILLA CIRCLE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 23rd day of February 19 96

HUFORD L. JOHNSTON

CAROLYN T. JOHNSTON

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 HUFORD L. JOHNSTON AND WIFE, CAROLYN T. JOHNSTON

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 GOODLETTSVILLE, Tennessee, this 23rd day of February, 19 96.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

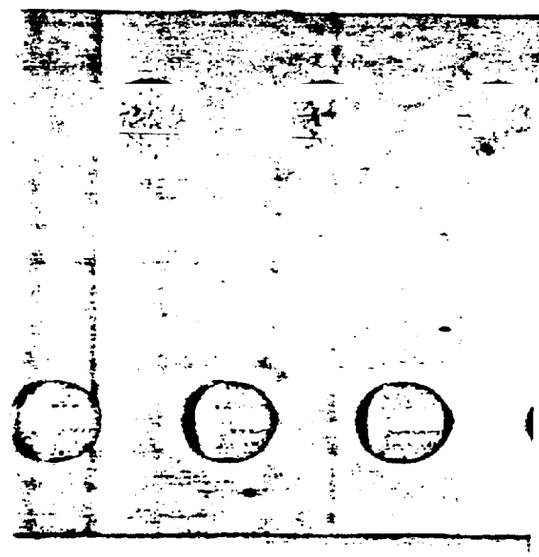
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

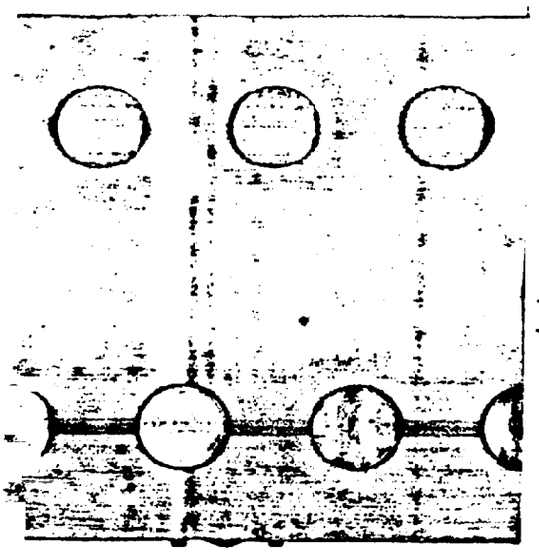
My commission expires _____

Notary Public

1945 02/27 0101 03CHECK

410.45





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

RECEIVED OF _____

FOR _____

BOOK 9959 PG 73

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

MAMT 108500.00
ERR CO
MAMT 108500.00-
CAMT 108500.00
CON TX 401.45
PRFEE 1.00
RECD 8.00
TOTAL 410.45
CHECK 410.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/96 01 14:12 0001 1945

0154076
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 2:0
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 1010094