OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BK/VOL 10061 PG 643

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF May, 1996.

NOTARY PUBLIC

My Commission expires: July 23, 1998

mail

THIS INSTRUMENT PREPARED BY
FRANK M. NEWMAN, ATTORNEY, 2623 LEBANON ROAD, DONELSON, TENNESSEE 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BOBBY D. MAXWELL (NAME)	same (NAME)	Map 75-3
217 Ryburn Drive (ADDRESS)	(ADDRESS)	Par 33
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4D 24280

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we RALPH E. MAXWELL, JAMES R. MAXWELL, JUANITA MAXWELL GENTRY, ANN H. MAXWELL, SALLY MAXWELL, BRADLEY MAXWELL and PHILLIP MAXWELL hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BOBBY D. MAXWELL and wife, MYRTLE LOUISE MAXWELL,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: **LAND** in Davidson County, Tennessee, being Lot No. 103 on the Plan of Tulip Grove, Section II, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee. SAID Lot No. 103 fronts 96 feet along the northwesterly margin of Andrew Jackson Parkway; thence back between lines measuring 158.80 feet on the southwesterly line and 207.97 feet on the northeasterly line, to a broken line in the rear on which it measures 137.5 feet. BEING the same property conveyed to Dewey B. Maxwell and wife, Edith Maxwell (both now deceased, the said Edith Maxwell surviving the said Dewey B. Maxwell) by deed from William Ray McGaha and wife, Hazel McGaha as of record in Book 4424, page 96 in the Register's Office for Davidson County, Tennessee; said property having passed by the Will of Edith E. Maxwell as of record in Will Book 204, page 40, in the office of the Probate Court Clerk of Davidson County, Tennesseee (Edith Maxwell and Edith E. Maxwell being one and the same person) as surviving tenant by the entireties, to her five children, one of whom, Dewey B. Maxwell, Jr., having predeceased Edith Maxwell, Dewey B. Maxwell, Jr. being survived by his wife Ann H. Maxwell and three children, Sally Maxwell, Bradley Maxwell and Phillip Maxwell, the interest conveyed herein being a 4/5 undivided interest in and to said property, the grantee owning a 1/5 undivided interest therein.

This property is not the usual place of residence of the grantors.

unimproved ( )
This is improved (X) property, known as 4504 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 7th day of May, 19 96.

Ralph E. Maxwell, RALPH E. MAXWELL

James R. Maxwell
JAMES R. MAXWELL

Juanita B. Gentry
JUANITA MAXWELL GENTRY

Ann H. Maxwell
ANN H. MAXWELL

Sally Maxwell
SALLY MAXWELL

Bradley Maxwell
BRADLEY MAXWELL

Phillip Maxwell
PHILLIP MAXWELL

RECORDERS MEMO
BEST COPY AVAILABLE
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGEMENTS:

BOOK 10061 PG 644

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RALPH E. MAXWELL, JAMES R. MAXWELL, JUANITA MAXWELL GENTRY, ANN H. MAXWELL, BRADLEY MAXWELL and PHILLIP MAXWELL, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of May, 1996.

Nancy P. Cathey
NOTARY PUBLIC

My Commission Expires: 5-24-96

STATE OF GEORGIA)
:
COUNTY OF ~~FULTON~~ COBB)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SALLY MAXWELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May, 1996.

Julia E. Havens
NOTARY PUBLIC

My Commission Expires: _____

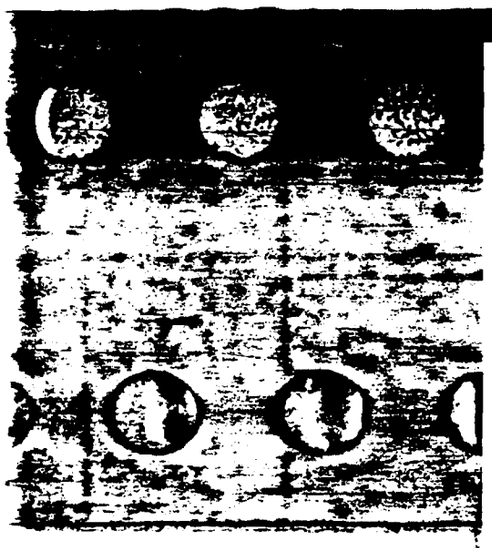
NOTARY PUBLIC, COBB COUNTY
MY COMMISSION EXPIRES
JUNE 7, 1997

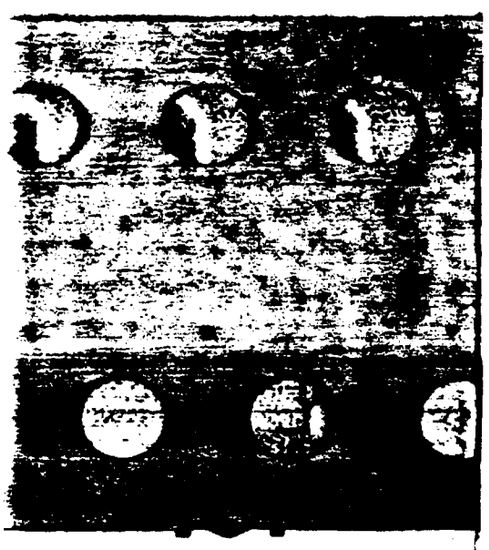
0185379
IDENTIF. ↑ REFERENCE

96 MAY 28 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5593 05/28 0101 03CHECK 286.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 645

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			05/28/96 01	08:42 0001 5563

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0185379 IDENTIF. ↑ REFERENCE

96 MAY 28 AM 8:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1043483