File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10150 PG 815

#14034

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRENDA B. MUDTER (NAME)	NEW OWNER (NAME)	117-9
2708 Belmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	199
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W575

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, FRANK "CHIP" MAXWELL, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA B. MUDTER, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 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, page 10, Register's Office for Davidson County, Tennessee; more particularly described according to a survey made by John Kohl & Company, License No. 100, dated June 19, 1995, 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 the same property conveyed to Frank "Chip" Maxwell, III by deed from Barbara Von Haberstroh, formerly Barbara E. Deaton, unmarried of record in Book 9714, page 771, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantee(s); (2) Agreement of record in Book 1283, page 111; and (3) All matters appearing on the plan of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Frances Maxwell, spouse of Frank "Chip" Maxwell, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Frank "Chip" Maxwell, III.

96 AUG -8 AM 10:48
PELL Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02126411

This is improved (XX) unimproved ( ) property, known as 2708 Belmont Boulevard, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of August, 19 96

FRANK "CHIP" MAXWELL, III

FRANCES MAXWELL

BOOK 10150 PG 816

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK "CHIP" MAXWELL, III AND WIFE, FRANCES MAXWELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of August 19 96.

My commission expires 6/10/97 Notary Public Beth M. Brock

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

4977 08/08 0101 03CHECK 1019.10

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00

Brenda B. Mudter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 96

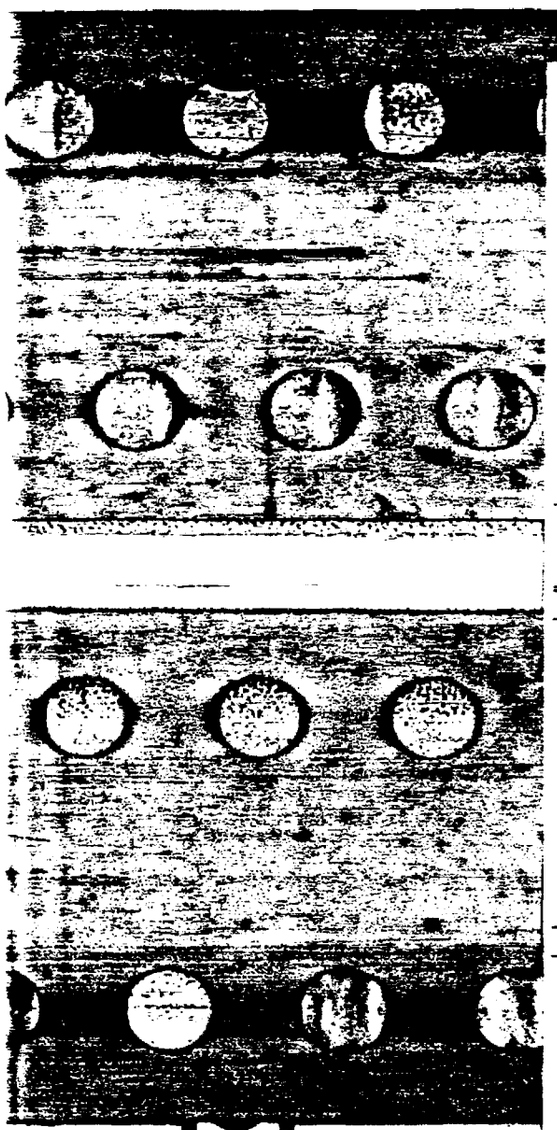
MY COMMISSION EXPIRES: 6/10/97 (AFFIX SEAL) Beth M. Brock Notary Public

WARRANTY DEED

FROM FRANK "CHIP" MAXWELL, III

TO BRENDA B. MUDTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10150 PG 817

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 273000.00	
			CON TX 1010.10	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1019.10	
			CHECK 1019.10	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4977

02126411
IDENTIF. ↑ REFERENCE

96 AUG -8 AM 10:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017580