THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $322,000.00. [signature] **Affiant** Subscribed and sworn to before me, this 30 day of April, 1997. [signature] Notary Public My Commission Expires: 11/27/98

Address New Owner As Follows: Joseph F. Maxwell and wife, Juliana H. Maxwell 1240 Mary Helen Drive Nashville, TN 37220	Send Tax Bills To: SunTrust Bank, Nashville, N.A. P. O. Box 100100 Atlanta, GA 30348	Map-Parcel Number: 145-10-078 FH 25698

3951 05/01 0101 03CHECK 1200.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MYRIAM P. NUYENS, NOW SULFRIDGE AND HUSBAND, T. BRUCE SULFRIDGE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSEPH F. MAXWELL AND WIFE, JULIANA H. MAXWELL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Section 2, Brigid Ann Heights, of record in Book 4660, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 185.01 feet on the northerly margin of Mary Helen Drive and extends back 261.05 feet on the easterly line and 372.19 feet on the westerly line to a broken line in the rear, measuring 245.85 feet thereon.

Being the same property conveyed to Myriam P. Nuyens by deed from David Cannon and wife, Toby Cannon, of record in Book 8292, page 108, Register's Office for Davidson County, Tennessee; the said Myriam P. Nuyens now being Myriam P. Nuyens Sulfridge.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to: 11437:895

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4894, page 456, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4660, page 149, Register's Office for said County.

This is improved property known as 1240 Mary Helen Drive, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of April, 1997.

Myriam P. Nuyens Sulfridge

T. Bruce Sulfridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MYRIAM P. NUYENS SULFRIDGE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **T. BRUCE SULFRIDGE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

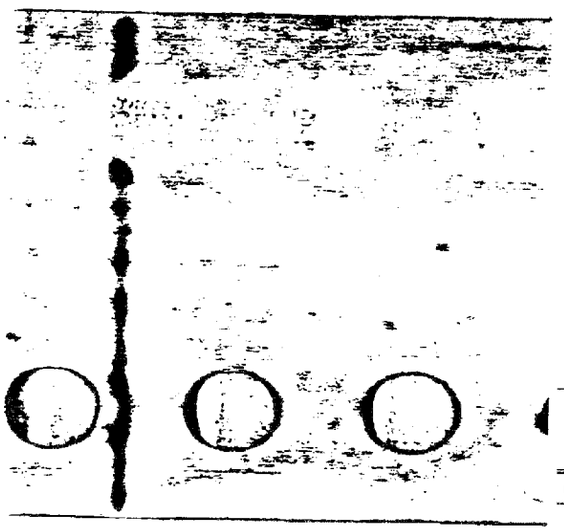
WITNESS my hand, at office, this 30th day of April, 1997.

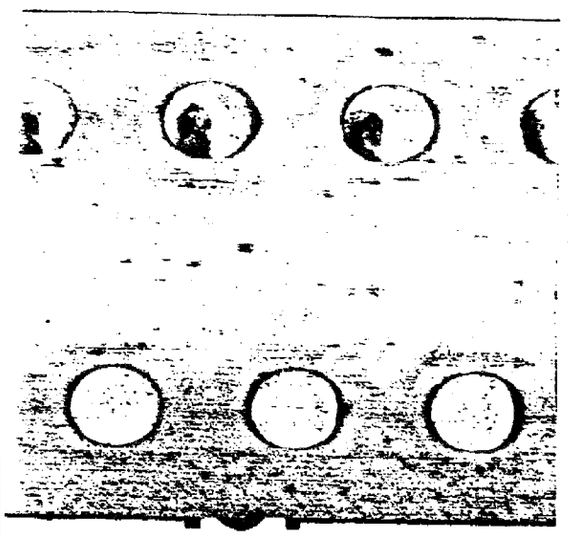
Notary Public

My Commission Expires: 11/27/97

97 MAY -1 PM 2:57

0300274





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

RECEIVED OF _____

FOR _____

BOOK 10437 PG 896

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	
				322000.00
			CON TX	1191.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1200.40
			CHECK	1200.40
05/01/97	01		15:01 0001	5951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300274
IDENTIF. & REFERENCE

97 MAY -1 PM 2:57
REGISTER
DAVIDSON COUNTY, TN.

No. 1146036