BOOK 10467 PG 743 **BOX 44**

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 $203,000.00. Dale C. Farran **Affiant** Subscribed and sworn to before me, this 23rd day of May, 1997. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dale C. Farran and husband, Christopher C. Farran 1902 Beechwood Avenue Nashville, TN 37212	SAME	104-16-0-176 24W 11660

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, **JOSEPH EDWARD MAXWELL AND WIFE, JULIANA JANE HAMMOND MAXWELL,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DALE C. FARRAN AND HUSBAND, CHRISTOPHER C. FARRAN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 216 in Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said half of lot fronts 50 feet along the northerly side of Beechwood Avenue and extends back 185.7 feet along the westerly side and 186.3 feet along the easterly side to a dead line measuring 50 feet thereon.

Being the same property conveyed to Joseph Edward Maxwell and Juliana Jane Hammond, as joint tenants with right of survivorship, by deed from Nora Dean Parker Albright and Eric Graham Dunlop, both single, of record in Book 9364, page 497, Register's Office for Davidson County, Tennessee.

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:

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. Matters shown on the Plan of record in Book 421, page 34, Register's Office for said County.

This is improved property known as 1902 Beechwood Avenue, Nashville, TN 37212.

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 23rd day of May, 1997.

Joseph Edward Maxwell

Juliana Jane Hammond Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH EDWARD MAXWELL,** 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 23rd day of May, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

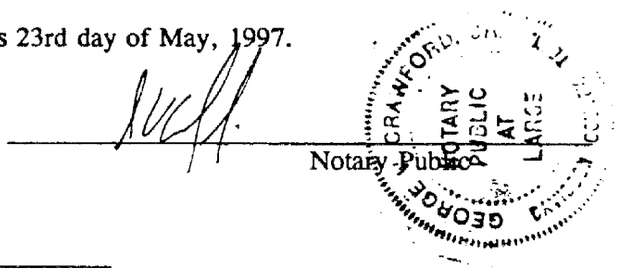
My Commission Expires: 11/27/99

BOOK 10467 PG 745

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIANA JANE HAMMOND MAXWELL,** 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 23rd day of May, 1997.



Notary Public

My Commission Expires: 11/27/99

5496 05/27 0101 03CHECK 764.10

0308939
IDENTIF. & REFERENCE

97 MAY 27 PM 3:39
FELIX Z. HILSMAN II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10467 PG 746

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 203000.00
CON TX 751.10
PRFEE 1.00
WDEED 12.00
TOTAL 764.10
CHECK 764.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/27/97 01 15:40 0001 5496

0308939
IDENTIF. # REFERENCE

97 MAY 27 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115571