# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD BOOK 10815 PG 278

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 1-19-1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Atwood & Moore, Attorneys, 320 West Main Street, Suite 105, Murfreesboro, Tennessee 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Herschel Bruce Maxwell (NAME) | Herschel Bruce Maxwell (NAME) | 147 07 |
| 325 Flora Maxwell Road (ADDRESS) | 4913 Manassas Circle (ADDRESS) | |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 126 |

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, Joyce Sweeney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herschel Bruce Maxwell and wife, Evon 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 tract of land in the 5th, formerly 7th, Civil District of said County, being Lot Nos. 8 and 9 in the Subdivision of a 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot roadway at a point 200 feet east of the southeast corner of the property conveyed to Robert Pratt by deed from Chester Maxwell and wife of record in book 1629, page 226, Register's Office for said County, being the corner of Lot Nos. 7 and 8; thence with the line between said two lots, northwardly 115.3 feet; thence eastwardly 200 feet to the corner of lot Nos. 9 and 10; thence with the line between said two lots southwardly 115.3 feet to the northerly margin of said 18 foot roadway; thence with said roadway westwardly 200 feet to the beginning.

BEING the same property conveyed to Thomas Sweeney and wife, Joyce Sweeney by deed of record in Deed Book 2029, page 66 of the Register's Office of Rutherford County, Tennessee. The said Thomas Sweeney being deceased and wife, Joyce Sweeney, having received the property as surviving tenant by the entirety.

THIS property is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 325 Flora Maxwell Road, Nashville, TN 37218
(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 my hand this 14th day of January 19 98

Joyce D. Sweeney

Joyce Sweeney

BOOK 10815 PG 279

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Sweeney

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 Murfreesboro, Tennessee, this 14th day of January 19 98

Commission expires 1-19-1999

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_____.

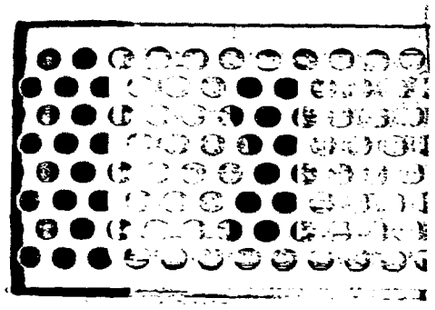
My commission expires _____

Notary Public



0406272
IDENTIF. & REFERENCE
98 MAR -2 AM 10:24

9334 03/02 0101 03CHECK 110.7



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

RECEIVED OF _____

FOR _____ BOOK 10815 PG 280

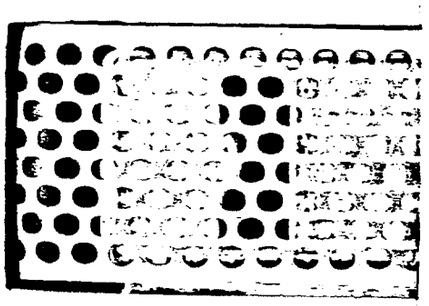
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

DAMT 27500.00
CON TX 101.75
PRFEE 1.00
[illegible] 5.00
TOTAL 110.75
CHECK 110.75

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03/02/98 01 10:23 0001 9334



0406272
IDENTIF. # REFERENCE

98 MAR -2 AM 10:24

**No.** 1259782