STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 323,500.00

: Lisa Ernst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

BOOK 11400 PG. 73

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNWOOD INGHAM	CTX MORTGAGE COMPANY	MAP 145-10
(NAME)	(NAME)	
1240 MARY HELEN DRIVE	2728 N. HARWOOD, CORP. 3RD FLOOR	PARCEL 78.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37220	DALLAS, TEXAS 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JOSEPH F. MAXWELL AND WIFE, JULIANA H. MAXWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNWOOD INGHAM AND WIFE, LISA ERNST

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:

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 245.8 feet thereon.

Being the same property conveyed to Joseph F. Maxwell and wife, Juliana H. Maxwell by deed from Myriam P. Nuyens Sulfridge and husband, T. Bruce Sulfridge, of record in Book 10437, Page 894, Register's Office for Davidson County, Tennessee. Joseph F. Maxwell and Joseph E. Maxwell are one and the same person.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4660, page 149; restrictions of record in Book 4894, page 456; all of record in the Register's Office for Davidson County, Tennessee.

99 MAR 25 PM 2:38

05656633

This is improved (X) unimproved ( ) property, known as 1240 MARY HELEN DRIVE, NASHVILLE, TENNESSEE 37220
(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 our hand s this 19th day of March 19 99

JOSEPH F. MAXWELL

JULIANA H. MAXWELL BY JOSEPH F. MAXWELL, ATTORNEY-IN-FACT

BOOK 11460 PG. 74

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH F. MAXWELL

the bargainor S, 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 Brentwood, Tennessee, this 19th day of March, 1999.

Commission expires 3/27/99

Notary Public

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared JOSEPH F. MAXWELL with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for JULIANA H. MAXWELL the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JULIANA H. MAXWELL, the within named bargainor(s) by the said JOSEPH F. MAXWELL as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 19th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3/27/99

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

JOSEPH F. MAXWELL AND WIFE, JULIANA H. MAXWELL

TO

LYNWOOD INGHAM AND WIFE, LISA ERNST

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

MEHJ20 TOTO 03/20 9363

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11400 PG. 75

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

056633

99MAR 25 PM 2:38

CHMT
323500.00
CPN TX 1156.95
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 1207.95
CHECK 1207.95
03/25/99 01 14:37 0001 3385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442464