Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Maggie Briley, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ben Grover Maxwell, Sr., and Walter Maxwell Battle, Sr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

BOOK 11688 PAGE 843

See attached Exhibit "A" for complete legal description.

See EXIBIT "B" attached hereto and incorporated herein.

.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

The property is conveyed subject to the 1999 Property Taxes which the Buyers (Grantees) agree to pay.

This is improved property, known as: 1645 Bell Road, Nashville TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 1999

Maggie Briley
Maggie Briley

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE 10/04 0101 CHECK 388.00

06427795

99 OCT -4 PM 4:00

REGISTER
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

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On this 30th day of September, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Maggie Briley , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KATHY MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kathy Morrison
Notary Public
My Commission Expires: My Commission Expires JAN. 25, 2003

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00.

Ben Grover Maxwell Sr.
Affiant

Sworn and subscribed before me on this the 30th day of September, 1999.

KATHY MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kathy Morrison
Notary Public
My Commission Expires: My Commission Expires JAN. 25, 2003

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ben Grover Maxwell, Sr. Walter Maxwell Battle, Sr. 1645 Bell Road Nashville, TN 37211	OWNER	162-0-41

EXHIBIT "A"

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, described according to a survey made March 23, 1936, by Erle Drake, County Surveyor, Davidson Couunty, Tennessee, and as described in the Deed to Thomas Briley of record in Book1105, page 504, RODC and as described in the Quitclaim Deed to Tom Briley and wife Maggie Briley of record in Book 2140, page 21, said Register's Office, reference is made to both of the above referenced deeds'

Included in the above description, but specifically excluded from this conveyance is the property conveyed to the State of Tennessee by Warranty Deed of record in Book 7826, Page 499, said Register's Office, to which reference is hereby made.

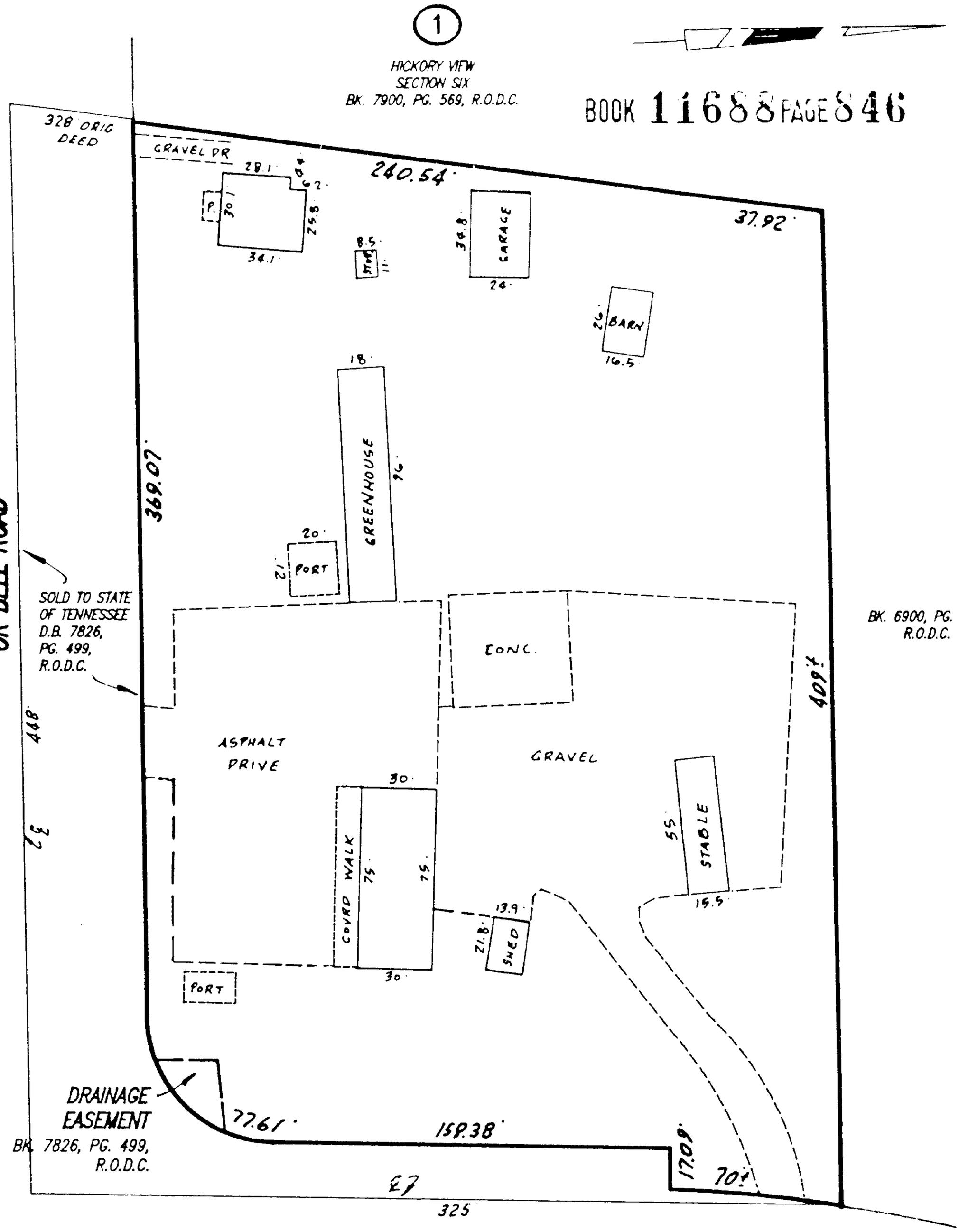
The Mortgage Loan Inspection by John Kohl & Company is attached hereto as Exhibit B, and is incorporated herein for a complete description of the tract conveyed by this instrument

Being a portion of the property conveyed to Tom Briley and wife Maggie Briley by Quitclaim Deed of record in Book 2140, Page 21, the said Tom Briley is now deceased, and said Maggie Briley is a widow

Also being the same property conveyed to Ben Grover Maxwell, Sr., and Walter Maxwell Battle, Sr., by Warranty Deed from Maggie Briley recorded herewith.

EXHIBIT B

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BENZING ROAD

NOTE: This entire parcel is located in an area designated as "zone C" on **NFIP Community No.** 470040, **Panel No.** 03128, **Dated:** 6-15-82, which is the latest map received by us as of this date.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

OWNER: BEN GROVER MAXWELL, SR.

SCALE: 1" = 60' DATE: SEPTEMBER 28, 1999

PROPERTY LOCATED: 1639 & 1645 BELL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACT AND IMPROVEMENTS,
BEING PART OF THE PROPERTY DESCRIBED IN -

RECORDED: BOOK 2140 - PAGE 21 - R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of T.C.A. 62-18-126. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____
SIGNED JOHN KOHL & COMPANY, P.C.

LESLIE FLOWERS
REGISTERED LAND SURVEYOR
TENNESSEE No. 1868

©1999 John Kohl & Co., P.C.

FILE NO. 41536.

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11688 PAGE 847

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

06427795

99 OCT -4 PM 4:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT

	100000.00
CON TX	370.00
PRFEE	1.00
UCCFEE	16.00
CFEE	2.00
TOTAL	389.00
CHECK	389.00

10/04/99 01 16:03 0001 5824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523713