Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John T. Eddleman
630 Woodbine Dr.
Knoxville TN 37923

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP **119-5**
GROUP
PARCEL **122**

BOOK 11709 PAGE 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged. **Maxwell Partnership, a Tennessee General Partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John T. Eddleman**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 398 & 399 in Grandview Estates Plan of record in Book 161, pages 14 & 15, now known as Parcel 122, on the Final Plat of Lots 398 to 405, Grandview Heights Subdivision, of record in Book 7900, page 682, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Maxwell Partnership, a Tennessee General Partnership by deed from Beasley & Sons Company, Inc., a Tennessee corporation of record in Book 7407, page 82, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
>
> This conveyance is further made subject to real property taxes for 2000 and subsequent years.
>
> This is improved property known as 2603 Grandview Ave., Nashville, Tennessee 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,his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

99 OCT 20 AM 8:42
U6481183
MAIL ENV.
REFERENCE
359 10/20 0101 03CHECK 1935.00

WITNESS our hands this the 14th day of October, 1999.

Maxwell Partnership, a Tennessee General Partnership

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Milton B. Maxwell, Partner

Eve M. Maxwell, Partner

Robert Stephen Maxwell, Partner

Sandra Mackay Maxwell, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Milton B. Maxwell, Eve M. Maxwell, Robert Stephen Maxwell, and Sandra Mackay Maxwell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Partners** of **Maxwell Partnership, a Tennessee General Partnership**, the within named bargainor, a corporation, and that they as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 14th day of October, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $520,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of October, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0648183

REFERENCE

99 OCT 20 AM 8:42

REGISTER'S OFFICE
NASHVILLE, TN

CAMT	
	520000.00
CON TX	1924.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1935.00
CHECK	1935.00

10/20/99 01 08:45 0001 1559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529363