BOX 14-B

Instr:200003240030174 Page: 1 OF 3
REC'D FOR REC 03/24/2000 2:32:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1110.00

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Maxwell/Tyne Valley Trust<br>c/o Christian Horsnell, Trustee<br>29 Music Square East<br>Nashville, TN 37203 | SAME | Map 146-6<br>Parcel 56 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynn Anderson, formerly known as Lynn Anderson Stream, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Maxwell/Tyne Valley Trust, Christian A. Horsnell, Trustee, with full power to sell, assign, convey, mortgage, hypothecate or encumber without joinder of any beneficiary, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 16, on the Plan of Treemont, as shown on plat of record in Plat Book 6250, pages 895, 896 and 897, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the property conveyed to Lynn Anderson Stream, by Deed of Record in Book 5873, page 934, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 837 Maxwell Court, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Taxes for 2000 constitute a lien, but are not yet due and payable;

2. Charter of Treemont Homeowner's Association of record in Book 6833, Page 617 and Book 6840, Page 509, said Register's office;

3. Covenants, restrictions and assessments set forth in instruments of record in Book 6833, Page 594; Book 6833, Page 601; and Book 8259, Page 498, said Register's Office;

4. Bylaws of Treemont Homeowners Association, Inc., of record in Book 6833, Page 620, said Register's Office;

5. All matters on the plat of record in Plat Book 6250, Pages 895-897, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 her hand this 23rd day of March, 2000.

William T Ramsey (Atty-in-Fact)
LYNN ANDERSON
(f/k/a Lynn Anderson Stream)
by William T. Ramsey, Attorney-in-Fact

**ACKNOWLEDGMENTS**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, a Notary Public in and for said County and State, William T. Ramsey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lynn Anderson, formerly known as Lynn Anderson Stream, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of said Lynn Anderson.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 23rd day of March, 2000.

Notary Public

My Commission Expires:
Oct 25, 2003

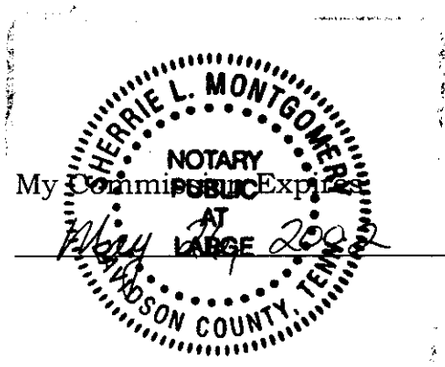
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of March, 2000.

Notary Public




My Commission Expires:
May 26, 2002

My Commission Expires MAY 26, 2002

N:\Clients A-F\Anderson, Lynn 02006\Other\Warranty Deed (837 Maxwell Ct).doc