ADDRESS NEW OWNER AND
SEND TAX BILLS:
Allen Maxey
P. O. Box 78592
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Map Parcel No.
71 - 12 - 93

Instr:200007050066233 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:14:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $73.65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CLARA F. CONNER, hereinafter called the GRANTOR has this day bargained and sold and by these presents does transfer and convey to ALLEN MAXEY, hereinafter called the GRANTEE, his heirs, successors, and assigns forever, the following described property, to wit:

Being part of the easterly 45 feet of Lot No. 27 on the map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for said County.

Said part of the easterly 45 feet of Lot 27 fronts 45 feet on the northerly side of Cherokee Avenue and extends back between lots Nos. 27 and 29, 150 feet to a dead line on which it measures 45 feet.

Also, being a part of Lot No. 27 in the Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, a plan of which subdivision is of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point, the northeasterly corner of said Lot no. 27, thence southerly with the easterly line of said Lot No. 27, 164.1 feet to a point in the easterly line, the northerly corner of the lot conveyed to James Whited and wife, Earlene Whited by deed from Walter B. Williams and wife, Margin L. Williams, of record in Book 2927, Page 461, said Register's Office; thence westerly with the rear line of said lot conveyed to the said James Whited and wife, 50 feet to a point; thence northerly and parallel to the easterly line of said Lot No. 27, 161 feet, more or less, to a point in the rear line of the said Lot No. 27; thence with the rear line of said Lot No. 27, in an easterly direction 51.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Clara F. Conner by deed of record in Book 9913, Page 384, Register's Office for Davidson County, Tennessee.
This improved property is known as 833 Cherokee Ave.,Nashville, TN
Subject to all restrictions and easements of record and all matters shown on the above referenced plat.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 9913, Page 387, Register's Office for Davidson County, Tennessee.

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37075
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TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE his heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided. GRANTEE shall be responsible for payment of the 2000 property taxes.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 30 day of June, 2000.

Clara F. Conner
CLARA F. CONNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, of said county, CLARA F. CONNER, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of June, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $19,906.50.

AFFIANT

Subscribed and sworn to before me, this the 30 day of June, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

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