PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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104 Woodmont Boulevard
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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (st) Title No: 42642
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/27/01 14:49 3pgs
Fees:15.00 Taxes:1026.75
20010627-0068221

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joan K. Raskin 1420 Otter Creek Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-09-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 277,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert S. Maxwell and spouse, Sandra M. Maxwell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joan K. Raskin,** 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:**

See attached Exhibit "A" Legal Description

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years

This is improved property, known as: 1420 Otter Creek Road, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2001.

Robert S. Maxwell

Sandra M. Maxwell

State of Tennessee
County of Davidson

On this 8th day of June, 2001, before me the undersigned authority, personally appeared **Robert S. Maxwell** and **Sandra M. Maxwell**, 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.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee My Commission Expires MAY 30, 2004
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 277,500.00

Affiant

Sworn and subscribed before me on the 8th day of June, 2001.

Notary Public

My Commission Expires: SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

Exhibit "A"

LEGAL DESCRIPTION
1420 OTTER CREEK ROAD
NASHVILLE, TENNESSEE

A certain parcel of real property located at 1420 Otter Creek Road in Forest Hills, 33rd Council District, Davidson County, Tennessee and being more particularly described according to a survey by Walter Davidson & Associates as follows:

Beginning at an iron rod at the intersection of the northern right of way of Otter Creek Road and the Eastern right of way of Merrimac Court; thence with the northern right of way of Otter Creek Road with a curve to the left having a radius of 760.20 feet a length of 351.43 feet a chord of 348.30 feet with a bearing of South 62 degrees 05 minutes 49 seconds West to a point at the northeast corner of the property belonging to John R.D. R Rodrigues as of record in Book 11501 Page 21 RODCT; thence with Rodrigues' common line South 89 degrees 27 minutes 31 seconds West a distance of 296.54 feet to a point in the eastern line of the property belonging to Alphonse H. Pasipanodya as of record in Book 5639 page 972 RODCT; thence with Pasipanodya's common line North 03 degrees 10 minutes 19 seconds East a distance of 247.92 feet to an iron rod in Edward B. Gore's south line as of record in Book 9470 Page 242 RODCT; thence with Gore's line South 83 degrees 55 minutes 42 seconds East a distance of 142.14 feet to an iron rod; thence South 83 degrees 56 minutes 42 seconds East a distance of 59.97 feet to an iron rod; thence South 76 degrees 38 minutes 34 seconds East a distance of 67.99 feet to concrete monument at the southwest corner of the property conveyed to Walton T. Cohn, etux as of record in Book 4421 Page 898 RODCT; thence with Cohn's line South 84 degrees minutes 41 seconds East a distance of 255.49 feet to a concrete monument; thence South 86 degrees 52 minutes 32 seconds East a distance of 65.60 feet to a point in the eastern right of way of Merrimac Court; thence with said right of way South 13 degrees 38 minutes 39 seconds East a distance of 16.00 feet to the point of beginning containing 95,580.39 square feet or 2.194 acres more or less.

Being the property conveyed to Robert S. & Sandra M. Maxwell by deed of Record in Instrument number 200008170081525 Registers Office Davidson County Tennessee.

