Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2003.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 01/21/03 10:29 2pgs
Fees:13.00 Taxes:92.50
20030121-0008070

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Ackerman 9575 Sunny Brook Brentwood, TN 37027	NEW OWNER	147-08-0-171.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey Ackerman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Two tracts of land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1
Beginning at a stake on the easterly side of Taylor Road at the south west corner of the property conveyed to Lillian Glenn by deed from Henry Chester Maxwell et ux, as of record in Book 4450, Page 268, Register's Office for Davidson County, Tennessee, thence with Glenn's south line easterly 174.2 feet to Glenn's south east corner, thence south 100 feet, thence westerly 181 feet to the easterly margin of Taylor Road, thence with said road north 100 feet to the point of beginning.

Tract No. 2
Beginning at a stake on the easterly side of Taylor Road 100 feet south of the south west corner of property conveyed to Lillian Glenn, by deed of record in Book 4450, Page 268, Register's Office for Davidson County, Tennessee, thence easterly 181 feet to point 100 feet south of Glenn's south east corner thence south 100 feet, thence westerly 182 feet to the easterly margin of Taylor Road, thence with said road northerly 100 feet to the beginning.

Being the same property conveyed to Flora Maxwell by deed from Henry Chester Maxwell of record in Book 4475, Page 993, Register's Office for said Davidson County, Tennessee. Flora Maxwell having since died. By Will of Flora maxwell of record in Will Book 237, Page 704, Office of the Davidson County, Probate Court Clerk, subject property was devised to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell. Being also part of the property conveyed by Co-Executors Deed of record in Instrument No. 20011010-0110441, Register's Officr for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Taylor 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 15th day of January, 2003.

HENRY CHESTER MAXWELL, JR. by HERSCHEL BRUCE MAXWELL his Attorney-in-Fact By Herschel Bruce Maxwell HIS ATTY IN FACT

BENJAMIN GROVER MAXWELL by HERSCHEL BRUCE MAXWELL, his Attorney-in-Fact By Herschel Bruce Maxwell HIS ATTY IN FACT

PEGGY MAXWELL-COLEMAN by HERSCHEL BRUCE MAXWELL, her Attorney-in-Fact By Herschel Bruce Maxwell HER ATTY IN FACT

THOMAS ELMORE MAXWELL by HERSCHEL BRUCE MAXWELL, his Attorney-in-Fact By Herschel Bruce Maxwell HIS ATTY IN FACT

HERSCHEL BRUCE MAXWELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, HERSCHEL BRUCE MAXWELL, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 15th day of January, 2003.

Notary Public

My Commission expires 05/30/04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERSCHEL BRUCE MAXWELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes herein contained, and who further acknowledged that HE is the attorney in fact for HENRY CHESTER MAXWELL, JR., BENJAMIN GROVER MAXWELL, PEGGY MAXWELL-COLEMAN AND THOMAS ELMORE MAXWELL and that HE is authorized by THEM to execute this instrument on THEIR behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 15TH day of JANUARU, 2003

Notary Public

My Commission Expires: 5/30/04