WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 08:16 2pgs
Fees:13.00 Taxes:425.13

20030708-0093287

ST-03-4385

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Walter E. Maxwell
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2003.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-9-03
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter E. Maxwell and Brenda E. Maxwell, a married men, joined by his wife	Transland Financial Services,	
(NAME)	(NAME)	
3127 Jonesboro Drive	2738 N. Mt. Juliet Road	96-14-O-267.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANIE L. DAVENPORT PETTY,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTER E. MAXWELL AND BRENDA E. MAXWELL, A MARRIED MAN, JOINED BY HIS WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*married

Being Unit No. 250 on the Plan of Hickory Road., Section 4, as of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janie L. Davenport by deed from W. Howard Marks and wife, Gladys S. Marks as of record in Book 10095, Page 685, Register's Office for Davidson County, Tennessee, executed on 06-18-96 and filed on 06-24-96, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3642, Pagae 478, Book 4272, Page 832, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3127 Jonesboro Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 30th day of June, 2003.

Janie L. Davenport Petty

Janie L. Davenport Petty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Janie L. Davenport Petty , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 30th day of June, 2003.

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of June, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW