Davidson County DEEDWARR
Recvd: 02/02/05 07:59 2 pgs
Fees:13.00 Taxes:37.00
20050202-0011929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

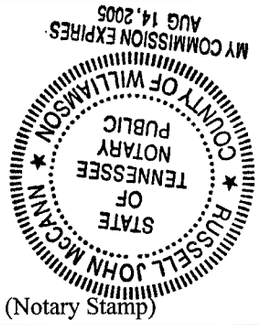
The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2005.

Notary Public

My commission expires: 8-14-05



(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffery Ackerman	**New Owner**	**Map/Parcel 147-7-126**
9575 Sunny Brook Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Herschel Bruce Maxwell and wife, Evon Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Ackerman, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, Being Lot 9 on the Plan of Chester Maxwell Subdivision, not of record, and more particularly described as follows:

Beginning in the North Right of Way of Flora Maxwell Road at the line of Lots 9 and 10 on said plan, approximately 380 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road Extended; Thence along said Flora Maxwell Road S 86 degrees 00' 22" W, 100.03 feet to the corner of Lots 8 and 9 on said plan; Thence leaving said Right of Way and along the line of Lots 8 and 9, N 5 degrees 17' 19" W, passing an iron pin at 5.46 feet, a distance of 115.33 feet to the South line of Southern Hills Medical Center, recorded in plat Book 6250, page 874, Register's Office for said County; Thence along said Southern Hills Medical Center property N 86 degrees 00' 22" E, 100.03 feet; Thence along the line of Lot 9 and 10, S 5 degrees 17' 19" E, 115.33 feet to the North side of Flora Maxwell Road and the point of beginning.

Being a part of the same property conveyed to Herschel Bruce Maxwell and wife, Evon Maxwell, by Warranty Deed, from Joyce Sweeney, of record in Book 10815, page 278, Dated January 14, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement Agreement of record in Instrument # 20050121-0008156, Register's Office for DAVIDSON County, Tennessee.
Right of Way to State of Tennessee in Book 3406, page 261, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (____) unimproved (X) property known as Flora Maxwell Road, Parcel 126, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 28th day of January, 2005.

Herschel Bruce Maxwell

Evon Maxwell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Herschel Bruce Maxwell and wife, Evon Maxwell, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 28th day of January, 2005.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2005

RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 102
BRENTWOOD, TN 37027