Davidson County DEEDWARR
Recvd: 02/02/05 08:01 2 pgs
Fees:13.00 Taxes:37.00
20050202-0011935

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

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

(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 147-7, Parcel 134**
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,

Henry Chester Maxwell, Jr. and Benjamin Grover Maxwell and Peggy Maxwell-Coleman and Herschel Bruce Maxwell and Thomas Elmore 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 part of Lot 23 on the Plan of Chester Maxwell subdivision, not of record, and more particularly described as follows:

Beginning in the South Right of Way of Flora Maxwell Road (as widened) at the line of Lots 23 and 24 on said plan, approximately 425 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road; Thence leaving said Right of Way and along the line of Lots 23 and 24, S 5 degrees, 17' 19" W, 133.60 feet to the North line of William Buford, recorded in Book 11174, page 109, Register's Office for said County; Thence along said Buford's line N 83 degrees 42' 52" W, 51.04 feet; Thence leaving Buford's line N 5 degrees 17' 19" W, 124.49 feet to the South Right of Way of Flora Maxwell Road; Thence along said Road N 86 degrees 00' 22" E, 50.01 feet to the point of beginning.

Being part of the same property conveyed to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell, by Warranty Deed, from Herschel Bruce Maxwell and Peggy Maxwell-Coleman, Executors of the Estate of Flora Jordan Maxwell, of record in Instrument # 20011010-0110441, also see Deed of record in Book 1305, page 125 and Book 1227, page 136 and Affidavit of Heirship of record in Instrument # 20011010-0110440, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Road Right of Way Easement to Davidson County of record in Book 3406, pages 157, 159 and 257, 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 134, 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.

Henry Chester Maxwell, Jr.

Benjamin Grover Maxwell

Peggy Maxwell-Coleman

Herschel Bruce Maxwell

Thomas Elmore Maxwell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Henry Chester Maxwell, Jr. and Benjamin Grover Maxwell and Peggy Maxwell-Coleman and Herschel Bruce Maxwell, and Thomas Elmore 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.

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

Notary Public

My Commission Expires:

RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027