05-618

WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (Return to:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Olden M. Smith	~~Michigan Fidelity Acceptance~~	MAP: 147-08-0
(NAME)	(NAME)	
312 Floral Maxwell Road	~~25800 Northwestern Hwy #875~~	PARCEL: 017.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	~~Southfield, MI 48075~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 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 Olden M. Smith, unmarried

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:

Property Located At: 312 Flora Maxwell Road, Davidson County, Nashville, TN 37211 AND:

SEE SCHEDULE A FOR LEGAL

Being the same property conveyed to Herschel Bruce Maxwell and wife, Evon Maxwell by deed dated 12/3/04, from Henry Chester Maxwell, Jr., Peggy Maxwell Coleman, Benjamin Grover Maxwell, Hershel Bruce Maxwell, and Thomas Elmore Maxwell, filed for record on 2/23/05, in Instrument No. 20050223-0019883, and in Instrument Nos. 20050223-0019884, 20050223-0019885, 20050223-0019886, and 20050223-0019887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 05/19/05 08:48 2 pgs
Fees:13.00 Taxes:510.60

20050519-0056386

unimproved ( )
This is improved (X) property, known as 312 Floral Maxwell Road, Nashville, TN 37211
(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 our hand S this 11th day of May 2005

Herschel Bruce Maxwell

Evon Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herschel Bruce Maxwell and wife, Evon Maxwell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 11th day of May, 2005.

Commission expires 8/31/08

ROY C. PORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

SCHEDULE A - LEGAL DESCRIPTION

Property Located At: 312 Flora Maxwell Road, Davidson County, Nashville, TN 37211 AND:

LAND LOCATED IN THE 26TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AT THE SOUTHWEST INTERSECTION OF FLORA MAXWELL ROAD AND TAYLOR ROAD AND BEING BOUNDED ON THE NORTH BY FLORA MAXWELL ROAD ON THE EAST BY TAYLOR ROAD ON THE SOUTH BY BUFORD AND ON THE WEST BY MAXWELL DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 12-1-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF FLORA MAXWELL ROAD(50' R.O.W.), SAID ROD BEING THE NORTHEAST CORNER OF THE BRUCE MAXWELL LAND (INST.# 20020508-0055085 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN S 85°34'52" E 52.94 FEET TO AN IRON ROD (NEW) AT THE R.O.W. RETURN FOR TAYLOR ROAD; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET A CHORD BEARING AND DISTANCE OF S 40°20'21" E 35.50 FEET FOR AN ARC LENGTH OF 39.48 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID TAYLOR ROAD (50' R.O.W.); THENCE WITH SAID WESTERLY MARGIN S 04°54'10" W 36.58 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 730.00 FEET A CHORD BEARING AND DISTANCE OF S 01°50'34" W 77.94 FEET FOR AN ARC LENGTH OF 77.98 FEET TO AN IRON ROD (NEW); THENCE S 01°13'02" E 61.30 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE WILLIAM H. BUFORD LAND (BOOK 11174, PAGE 109 R.O.D.C., TN.); THENCE WITH SAID BUFORD'S NORTHERLY LINE N 76°52'34" W 88.77 FEET TO AN IRON ROD (NEW) AT SAID MAXWELL'S SOUTHEAST CORNER; THENCE WITH SAID MAXWELL, N 04°35'59" E 187.23 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES MORE OR LESS.

Being the same property conveyed to Herschel Bruce Maxwell and wife, Evon Maxwell by deed dated 12/3/04, from Henry Chester Maxwell, Jr., Peggy Maxwell Coleman, Benjamin Grover Maxwell, Hershel Bruce Maxwell, and Thomas Elmore Maxwell, filed for record on 2/23/05, in Instrument No. 20050223-0019884, 20050223-0019885, 20050223-0019883, and in Instrument Nos. 20050223-0019886, and 20050223-0019887, Register's Office for Davidson County, Tennessee.