Davidson County DEEDWARR
Recvd: 04/04/06 10:48 2 pgs
Fees:13.00 Taxes:330.78

20060404-0038201

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30TH day of March, 2006.

Notary Public

My Commission Expires: 10.12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carol M. Maxwell
411 Woodsman Court
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

10816032300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan Y. Thornton, a single person hereinafter referred to as Grantors, hereby transfers and conveys to Crol M. Maxwell, Single, hereinafter referred to as 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 Davidson County, Tennessee, Being Lot No. 90-B, Zone Lot Division of Lots 89, 90, 91, 94, 95, 96, and 97 on the Plan of Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 357, as amended in Plat Book 6250, Page 717, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Y. Thornton a single person by Warranty Deed from Bank One, National Association, as Trustee, of record in instrument No. 20031210-0177435 Register's Office for Davidson County dated December 2nd, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 717, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 411 Woodsman Court, Nashville, TN 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of March, 2006.

Susan Y. Thornton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan Y. Thornton, a single person, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 30th day of March, 2006.

Witness my hand and official seal this 3/30/06.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008