39-B

WARRANTY DEED

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$127,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2007.

Notary Public

My commission expires: July 5, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Holly A. Ellis	**Countrywide Home Loans, Inc.**	**119-14-031**
258 Tanksley Avenue	1199 N. Fairfax St. #300	
Nashville, TN 37211	Alexandria, VA 22314	

FOR AND IN 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,

Leslie Vestal Maxwell, married

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

Holly A. Ellis

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 Davidson County, Tennessee, being Lot No. 4 of Block "E" on the Plan of Woodbine Courts, Section 2, not of record, and further described as follows:

SAID Lot No. 4 fronts 75 feet on the northerly margin of Tanksley Avenue and runs back between parallel lines 155.5 feet to a dead line in the rear whereon it measures 75 feet.

BEING the same property conveyed to Leslie Vestal, by Warranty Deed from Frank R. Neal and wife, Dorthia S. Neal, of record in Book 11090, Page 333, Register's Office for Davidson County, Tennessee. The said Leslie Vestal having since married, now known as Leslie Vestal Maxwell.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jason Maxwell, spouse of the above named Leslie Vestal Maxwell, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is Improved (X) unimproved (____) property, known as: **258 Tanksley Avenue, 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, 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 **16th** day of **November, 2007.**

Leslie Vestal Maxwell

Jason Maxwell

Davidson County DEEDWARR
Recvd: 11/27/07 10:58 2 pgs
Fees:13.00 Taxes:469.90

20071127-0137575

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 **Leslie Vestal Maxwell and Jason Maxwell,** the bargainors, 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 Nashville, Tennessee, this **16th** day of **November, 2007.**

Notary Public

My Commission Expires: July 5, 2012

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON