THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10080941**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 30th day of September 2010. Notary Public My Commission Expires: 11/26/10

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner

BILL GARRETT, Davidson County
Trans:T20100063900 DEEDWARR
Recvd: 10/08/10 09:00 2 pgs
Fees:13.00 Taxes:573.50
20101008-0080752

WARRANTY DEED

Address New Owner: James Barry Poole 4111 Utah Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-348.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael David Maxwell and Celeste Maxwell Wright as the sole heirs of Charlie B. Maxwell and Corinne Maxwell, Husband and Wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **James Barry Poole and wife, Amy C. Poole**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the East one-half of Lot No. 85 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County. Said part of said lot fronts 50 feet on the Southerly side of 7th, now Utah Avenue, and extends back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Charlie B. Maxwell and wife, Corinne Maxwell by Warranty Deed from Pete Turner, unmarried, recorded on the 12th day of September, 1950 in Deed Book 1881, Page 137, in the Register's Office of Davidson County, Tennessee.

Corinne Maxwell having died on March 22, 2009 in Nashville, Tennessee. Charlie B. Maxwell having died on August 28, 1999 also in Nashville, Tennessee. Petition to probate the Will of Corinne McDonald Maxwell entered into the Seventh Circuit Court for Davidson County, Tennessee, on November 5, 2009; probate case No. 09P-1702. According to the Last Will and Testament also submitted to the court November 5th, 2009, Michael David Maxwell and Celeste Maxwell Wright are the only heirs of Corinne Maxwell. Michael David Maxwell joins in this conveyance also as Executor of the Estate of Corinne Maxwell.

This Conveyance is subject to the matters set forth below:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END ANNEX, as recorded in Plat Book 332, Page(s) 61.

Property taxes for 2010 and all years thereafter.

This is improved property located at 4111 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th of September, 2010.

Michael David Maxwell, individually and as Executor

Celeste Maxwell Wright

Celeste Maxwell Wright
By Michael David Maxwell as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael David Maxwell both individually and as Attorney in Fact for Celeste Maxwell Wright and as the Executor of the Estate of Corinne McDonald Maxwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of September 2010.
NTC

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County