Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 10120016

Sally Ann Maxwell and William McClain

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00
Julius A. Harris
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January, 2011.
NOTARY PUBLIC
My Commission expires: 1-2-2

Address of New Owner	Send Tax Bills To:	Tax Information:
Julius A. Harris 1008 Chadwell Drive Madison, TN 37115	WELLS FARGO BANK 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467-8000	051-02-0-013.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Sally Ann Maxwell and William McClain, wife and husband,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Julius A. Harris,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots 1 and 2 on the Unrecorded Subdivision of a lot known as the Dower Tract as shown on the Plan of Philip Walker Lands, of record in Will Book 10, page 111, of the County Court Clerk's Office for Davidson County, Tennessee, and being known as the West part of Lot 1 and the East part of Lot 2 on the Map of Subdivision of the Slate Farm, not of record in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, February 25, 1956. Beginning at a point in the northerly margin of Graycroft or Chadwell Avenue, 150 feet West of the centerline of Graycroft Avenue extended, being 50 feet East of the common corner of Lots 1 and 2 of the Slate Farm Subdivision; thence with the margin of Graycroft Avenue N. 86 deg. West 125 feet to a point; thence N. 2 deg. 37' E. 325 feet to a point; thence S. 86 deg. E. 125 feet to a point which is 147.9 feet west of the center line of Graycroft Avenue Extended; thence S. 2 deg. 15' W. 325 feet to the point of beginning.

Being the same property conveyed to Deway B. Maxwell, Jr., and wife, Sally Ann Maxwell, by deed from Maurice W. Norman and wife, Evelyn P. Norman, dated 12/23/1963 of record in Book 3672, page 133, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Sally Ann Maxwell upon the death of her husband, Deway B. Maxwell, Jr., (DOD June 26, 1987) by reason of their tenancy by the entirety. William McClain joins in this conveyance as the spouse of Sally Ann Maxwell.

This is improved property generally located:
1008 Chadwell Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement of record at Book 5435, page 191, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20110003388 DEEDWARR
Recvd: 01/18/11 13:37 2 pgs
Fees:13.00 Taxes:553.15
20110118-0004664

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Sally Ann Maxwell and** William McClain, have caused this instrument to be executed, this the 14th day of January, 2011.

Sally Ann Maxwell

Sally Ann Maxwell

William McClain

William McClain

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sally Ann Maxwell and William McClain,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14th day of January, 2011.

My commission Expires: May 20, 2014

ELIZABETH A. WINTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Elizabeth A. Winter
NOTARY PUBLIC

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027