Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James Graeme Maxwell 4930 Rawlings Road Joelton, Tennessee 37080	SAME	Map 021 Parcel 049.00
This instrument prepared by: Marshall L. Hix, Esquire Hix & Gray, PLC 315 Deaderick Street, 1230 Regions Center, Nashville, TN 37238		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jackie Robert Greene, Tommy Nelson Greene, and William Terry Greene, sole heirs at law of Helen Frances Greene, deceased, ("Grantors") have bargained and sold, and hereby transfer and convey to James Graeme Maxwell and wife, Sindy Sue Maxwell ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee;

2. any and all existing easements and restrictions of record;

3. all matters as shown on the survey made by Hickerson and Hickerson, Engineers, dated February 6, 1961; and

4. to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantors covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to convey the Property, and that the Property is unencumbered, except as set forth herein.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20120041294 DEEDWARRSP
Recvd: 06/05/12 11:47 4 pgs
Fees:23.00 Taxes:444.00
20120605-0048941

This is improved property, known as 4930 Rawlings Road (f/k/a 5434 Rawlings Road), Joelton, Tennessee 37080.

EXECUTED this 4 day of June, 2012.

Jackie Robert Greene

Tommy Nelson Greene

William Terry Greene

Tommy Nelson Greene, Executor of the Estate of Helen Frances Greene

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Jackie Robert Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of June, 2012.

Notary Public

My Commission Expires:
3-24-13

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Tommy Nelson Greene, individually and as Executor of the Estate of Helen Frances Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of June, 2012.

Notary Public

My Commission Expires:
3-24-13

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, William Terry Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of May, 2012

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires:
3-24-13

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000

James Graeme Maxwell
AFFIANT

Subscribed and sworn to before me this 4 day of May, 2012

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires:
3-24-13

EXHIBIT "A"

LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO 4, AS SHOWN ON SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, FEBRUARY 6, 1961, AS FOLLOWS:

BEGINNING IN THE CENTER OF RAWLINGS ROAD, FORMERLY BERNARD ROAD, AT A POINT 511 FEET N. 87 DEGREES WEST OF THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO W.T. JOHNS, BY DEED OF RECORD IN BOOK 2539, PAGE 275, REGISTER'S OFFICE FOR SAID COUNTY, AND RUNNING THENCE WITH THE CENTER OF ROAD, NORTH 87 DEGREES WEST 100 FEET TO A POINT; THENCE NORTH 3 DEGREES 30' EAST 430 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE SOUTH 3 DEGREES 30' WEST 430 FEET TO THE POINT OF BEGINNING, CONTAINING .93 ACRES, MORE OR LESS, EXCLUSIVE OF THE AREA CONTAINED IN SAID ROADWAY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAMS HORACE GREENE AND WIFE, HELEN FRANCES GREENE BY DEED DATED JANUARY 27, 1971, FROM THOMAS EDWARDS WEBB AND WIFE, FANNIE MAE, RECORDED IN BOOK 4476, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, AND FURTHER CONVEYED TO JACKIE ROBERT GREENE, TOMMY NELSON GREENE AND WILLIAM TERY GREENE BY OPERATION OF LAW AND PURSUANT TO THE LAST WILL AND TESTAMENT OF HELEN FRANCES GREENE ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUTNY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 11P-1407. WILLIAM HORACE GREENE HAVING DIED ON JANUARY 18, 2000 AND HELEN FRANCES GREENE HAVING DIED ON AUGUEST 9, 2011. THE SOLE HEIRS AT LAW OF WILLIAM HORACE GREEN AND HELEN FRANCES GREENE ARE JACKIE ROVERT GREENE, TOMMY NELSON GREEN AND WILLIAM TERRY GREENE.