BOOK 4112 PAGE 570

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny M. Maynard (NAME)	Johnny M. Maynard (NAME)	3D-36590
522 Wanda Drive (STREET ADDRESS OR ROUTE NUMBER)	522 Wanda Drive (STREET ADDRESS)	Map. 95-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 70 PW

For and in Consideration of the sum of Ten Thousand Three Hundred Fifty-Four and 01/100 ---------- ($10,354.01) ---------- *DOLLARS*

of which $500.00 has been paid in cash by Johnny M. Maynard and wife, Sandra Adcock Maynard, the receipt of which is hereby acknowledged, and for the remainder the said Johnny M. Maynard and wife, Sandra Adcock Maynard have assumed and agree to pay the unpaid balance of $9,854.01 of an indebtedness in the original amount of $10,150.00, secured by deed of trust executed by Charles W. Bankston and wife, Patricia B. Bankston to Albert Wm. Johnson, Trustee, of record in book 3869, page 395, Register's Office for Davidson County, Tennessee, and assigned to Excelsior Savings Bank by an instrument of record in book 3870, page 823, Register's Office for said County,

We, Charles W. Bankston and wife, Patricia B. Bankston ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Johnny M. Maynard and wife, Sandra Adcock Maynard, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 130 on the Plan of Elm Hill Acres, Section No. 2, as of record in book 2331, page 68, Register's Office for said County, described as follows:
Beginning on the westerly margin of Wanda Drive at the corner of lots Nos. 129 and 130; thence with the line between said two lots, westwardly 228.4 feet; thence north 46° 55' west 75.4 feet to a concrete monument; thence north 34° 41' east 30.3 feet to the corner of lots Nos. 130 and 131; thence with the line between said two lots, eastwardly 266 feet to the westerly margin of said Wanda Drive; thence with same, southwardly 65 feet to the beginning.
Being the same real property conveyed to Charles W. Bankston and wife, Patricia B. Bankston by deed from Howard Wayne Presley and wife, of record in book 3869, page 391, said Registers Office.

This conveyance is made subject to 10-foot easement for public utility purposes along the westerly line of premises, anchor easement in the southwest corner, 70-foot building setback line from Wanda Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 68, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2442, page 464, Register's Office for said County.

This Instrument Was Prepared By
W. Hill Swinley
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 522 Wanda Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny M. Maynard and wife, Sandra Adcock Maynard, their *heirs and assigns, forever.*

And we *do covenant with the said* Johnny M. Maynard and wife, Sandra Adcock Maynard *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.*, except for taxes for the year 1967 which are prorated and assumed by grantees, and as above set out.

And we, Charles W. Bankston and wife, Patricia B. Bankston *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Johnny M. Maynard and wife, Sandra Adcock Maynard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* March, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Bankston

Patricia B. Bankston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Charles W. Bankston and wife, Patricia B. Bankston

the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 19 67.

Alice McMahon, Notary Public.

Commission Expires April 26, 1970

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 15.53
PROBATE .50
TOTAL $ 16.03

MAR 17 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 17 1967

G-19295 Return to GUAR. TITLE

WARRANTY DEED

FROM

Charles W. Bankston, et ux

TO

Johnny M. Maynard, et ux

64475

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 17 4 08 PM '67

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RECORDING FEE $ 2.00
DEP. REG. .75

Compliments of

Guaranty Title Company

A Division of

Title Insurance Company

American Trust Building
Cor. Third & Union

NASHVILLE, TENNESSEE