This Instrument Prepared By:
J. Dennis Sanders
Suite 101- 226 West Main Street
Hendersonville, Tennessee
Phone No: 824-3084

BOOK 4211 PAGE 56

NEW OWNER-NAME AND ADDRESS
Henry A. Maupin,Jr.,et ux.
233 Maplewood Lane
Nashville, Tennessee

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 60-4;Par.33; 12D29982 MS
SEND TAX NOTICES TO: United Mortgagee Servicing Corporation
ADDRESS: 3200 Pacific Avenue, Virginia Beach, Virginia

For and in Consideration of the sum of One Thousand Eight Hundred-Fifty and no/100----------($1,850.00) DOLLARS cash in hand paid by Henry A. Maupin, Jr., and wife, Joyce L. Maupin, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, including the assumption and agreement to pay the unpaid principal balance owing upon a certain note secured by a deed of trust to J. J. Foley, Jr., Trustee, of record in Book 3567, Page 441, Register's Office for Davidson County,Tennessee,

WE, WILLIAM H. TOWE and wife,PATRICIA C. TOWE
have bargained and sold, and by these presents do transfer and convey unto the said
HENRY A. MAUPIN, JR., and wife,JOYCE L. MAUPIN,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th, formerly 17th, Civil District of Davidson County,Tennessee, being a part of Lot No. 1 on the Plan of the subdivision of the Lands of William Phillips, of record in Book 57, Page 21, Register's Office for said County, and being the east part of Lot No.223 and the west part of Lot No. 225 on the unrecorded map of a subdivision of part of Lot No. 1 and being a part of an unnumbered tract in the rear, described together as follows:

Beginning at a point in the center line of Maplewood Lane, 15 feet east of the common corner of Lots Nos. 221 and 223; thence northerly parallel to the line between said lots and along said line extended,277 feet to a point; thence easterly 80 feet to a point; thence southerly parallel to the lines between Lots Nos. 225 and 227 and 35 feet west of the same, 277 feet to the center line of Maplewood Lane; thence west with said center line 80 feet to the point of the beginning.

Also, being the same property conveyed to William H. Towe and wife, Patricia C. Towe, by warranty deed from Archie Vernon Davis and wife, wife, Frances E. Davis, of record in Book 4198, Page 660,said Register's office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry A. Maupin, Jr., and wife, Joyce L. Maupin heirs and assigns, forever.

And we do covenant with the said Henry A. Maupin, Jr., and wife, Joyce L. Maupin 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 the real property taxes for 1968, the deed of trust heretofore mentioned in Book 3567, Page 441, R.O.D.C., and the restrictive covenants of record in Book 2860, Page 633, R.O.D.C.

And we, William H. Towe and wife, Patricia C. Towe do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry A. Maupin, Jr., and wife, Joyce L. Maupin, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8 day of Feb, 1968

X _____
William H. Towe, Seller.

X Patricia C. Towe
Patricia C. Towe, Seller.

X _____
Henry A. Maupin, Jr., Buyer.

X _____
Joyce L. Maupin, Buyer.

STATE OF TENNESSEE
~~Davidson~~ Sumner County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Towe and Patricia C. Towe

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 Hendersonville, Tennessee, this 8th day of February, 1968.

Notary Public

Commission Expires 1/25/69

STATE OF Tennessee
County of Davidson Sumner

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named Henry A. Maupin, Jr., and Joyce L. Maupin

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

Witness my hand and official seal at Hendersonville, Tenn, this 8 day of February, 1968.

Notary Public

Commission Expires 1/25/69

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $[illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant [illegible]

Subscribed and sworn to before me this the 8 day of February, 1968

[illegible]

1/20/69

STATE TAX $ 28.08
PROBATE .50
TOTAL $ 28.58

FEB 12 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM H. TOWE ET UX,

PATRICIA C. TOWE

TO

HENRY A. MAUPIN, JR., ET UX,

JOYCE L. MAUPIN

THIS INSTRUMENT PREPARED BY:
J. Dennis Sanders
Suite 101 - 226 W. Main St.
Hendersonville, Tennessee
Phone No: 824-3084

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 12 12 40 PM '68

NOTE/MISC 118 PAGE 271
RECORDING FEE $ 6.00
DEP. REG. R

Madison Title Company
MADISON, TENNESSEE