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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,650.00

Joseph F. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June 1968.

James A Carney
Notary Public

MY COMMISSION EXPIRES: 1-25-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney 731 Stahlman Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Maynard, etux (NAME)	Guaranty Mortgage Co. (NAME)	2D 25067
Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 150
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 35

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, N. L. Stinson and wife, Sylvia B. Stinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph F. Maynard and wife, Linda H. Maynard

HEREINAFTER CALLED THE GRANTEES, 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 second Civil District of Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 as shown on the unrecorded plan of the Sandy Richardson Land and being a part of the unrecorded tract adjoining the East margin of Lot No. 10 on the Plan of the Foster Lands of record in Plan Book 2, page 157, Chancery Court for Davison County, Tennessee, described according to a survey of Sandy Richardson Land made by T. R. Sanford, Surveyor, dated July 14, 1958, and a more recent survey by Hal R. Swann, Jr., dated February 22, 1965, as follows:

Beginning at a point in the southerly margin of Anderson Road, being the northeast corner of Lot No. 10 of said Foster Lands; thence along the east margin of said Lot No. 10 south 2° 57' west 365.5 feet, more or less, field measurement, to the northwest corner of a cemetery shown on said survey; thence with the north line of said cemetery, south 86° 15' east, passing an iron pin at 95 feet which is the northeast corner of said cemetery, in all 102 feet to a point; thence northwardly the total of 373.4 feet, more or less, field measurement, to a point in the south margin of Anderson Road; thence westwardly along the south margin of Anderson Road 100 feet to the point of beginning.

Being the same conveyed to N. L. Stinson and wife Sylvia B. Stinson by deed of record in Book 3874, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This conveyance is made subject to an easement for access to cemetery 20 foot wide across the Westernmost part of the property.
Buyers assume the first mortgage of record in Book 3873, page 130, RODC, Tennessee.
Sellers transfer their escrow held by Guaranty Mortgage Co. to buyers.

This is (unimproved) (improved) property, known as Anderson Road, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hand s this 29 day of June, 1968

x N. L. Stinson

x Sylvia B. Stinson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named N. L. Stinson and wife Sylvia E. Stinson 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 29 day of June 19 68

Commission expires 1-20-69

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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) as such _____ and _____ (they) 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

WARRANTY DEED

FROM
N. L. STINSON, etux

TO
Joseph F. Maynard, etux

J. A. Carney Box

404486

IDENTIF. REFERENCE

JUL 9 2 00 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-9 CONV 16,650.00
JUL-9 TAX A* 43.16
JUL-9 RECD A* .50
JUL-9 MTGTAX A* 3.00 * 46.66