BOOK 4257 PAGE 811

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,130.00

James A. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Aug, 1968

A. Gentry
Notary Public
Deputy Register

MY COMMISSION EXPIRES:
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney, 731 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Adams (NAME)	United Mortgagee Service Corp. (NAME)	30 45995
818 Silver Springs Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	
Silver Springs, Md. 20910 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

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, Joseph F. Maynard and wife, Linda H. Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Adams, an unmarried person

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:

Being Lot No. 760 on the Map of Clover Hill, Section IX, as of record in Book 2331, page 44, Register's Office for said County, as follows:

Said Lot No. 760 fronts 75 feet on the southerly side of Twin Lawn drive and extends back 208 feet on the westerly line and 214.5 feet on the easterly line, to a dead line in the rear, on which is measures 59.2 feet thereon.

Being the same property conveyed to Joseph F. Maynard and wife, Linda H. Maynard, by deed from Thomas F. Kostic and wife, Julia Ann Kostic, as of record in Book 3792, page 632, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on a first mortgage, executed by Joseph F. Maynard and wife, Linda H. Maynard, to Percy Wilkins, Trustee, as of record in Book 3792, page 36, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to a driveway easement agreement executed by and between Joseph F. Maynard and wife, Linda H. Maynard, to B. C. Alexander and John W. Shankle, recorded in Book 3911, page 291, RODC, Tennessee.

Sellers transfer to buyer the balance held in their escrow fund by United Mortgagee Servicing Corporation without additional charge.

This is (unimproved) (X) improved property, known as 2919 (House Number) Twin Lawn Drive (Street) (P. O. Address) Nashville (City or Town) 37214 (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 13th ; day of July, 1968

X Joseph F. Maynard

X Linda H Maynard

STATE OF TENNESSEE
Davidson County

BOOK 4257 PAGE 812

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named ~~XXXXXX~~ Joseph F. Maynard and Linda H. Maynard

the bargainor ~~X~~, 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 13th day of July 1968

Commission expires 1-25-69

James A. Carney
Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM Joseph F. Maynard, et ux

TO Kathleen Adams

A 08166

IDENTIF. REFERENCE

AUG 7 2 55 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
James A. Carney, Atty.
731 Stahlman Building
Nashville, Tenn. 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE IN CARNEY

AUG-7 CONV 11,130.00
AUG-7 STAX A* 28.86
AUG-7 RECFEE A* .50
AUG-7 RECFEE A* 3.00 * 32.36