BOOK 4289 PAGE 174

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,700.00

Ernest Cecil Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 1968.

Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney, 633 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ernest Cecil Fann et ux (NAME) | United Mortgagee Servicing Corp. (NAME) | 12D-10225 |
| 515 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Map 61-5 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia (CITY) (STATE) (ZIP) | Par 8 |

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, MAYNARD M. PEDEN, JR. AND WIFE, MARTHA H. PEDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST CECIL FANN AND WIFE, PATRICIA ANN FANN

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 12th Civil District of Davidson County, Tennessee, described according to a loan survey of John Kohl, Surveyor, dated November 19, 1968, as follows:

Beginning at a point in the northerly margin of Maplewood Lane as widened at the southwesterly corner of Gra-Mar Acres Subdivision of record in book 2663, page 113, said Register's Office; thence north 2 degrees 30 minutes east along the westerly margin of said subdivision 244.42 feet to a point; thence north 87 degrees 30 minutes west 130.6 feet to a point in the easterly margin of the A. T. Sledge Property; thence south 2 degrees 30 minutes west 239.9 feet to a point in the northerly margin of Maplewood Lane; thence south 85 degrees 31 minutes east 130.6 feet to the point of beginning.

Being the same property conveyed to Maynard M. Peden, Jr. and wife, Martha H. Peden by deed from Milton Lawrence Keith and wife, Mary Frances Keith of record in Book 3315, page 237, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 515 Maplewood Lane, Nashville, Tennessee
(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 21st day of November, 1968

Maynard M. Peden, Jr. — Maynard M. Peden, Jr.

Martha H. Peden — Martha H. Peden

OM

STATE OF TENNESSEE
Davidson County

BOOK 4289 PAGE 175

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maynard M. Peden, Jr. and wife, Martha H. Peden

the bargainors, 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 21st day of November 1968

Commission expires 1-13-69

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
MAYNARD M. PEDEN, JR. ET UX

TO
ERNEST CECIL FANN ET UX

A 21801

IDENTIF. REFERENCE

NOV 22 3 26 PM '68

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV 22 68 | | CONV | 11,700.00 | | | |
| NOV 22 68 | S'TAX | | | B* | 30.42 | |
| NOV 22 68 | PR'FEE | | | B* | .50 | |
| NOV 22 68 | | W'DEED | | B* | 3.00 | * 33.92 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERRY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENN.

Rec'd
Ret'd