This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-213969

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 59-13 Par. 131 PW	Miss Barbara Herring	Collateral Investment Company 2233 Fourth Avenue North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S) 13D-19645	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3125 West Hamilton Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of **TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,**

DOYLE E. MAYNARD and wife, NORMA RUTH MAYNARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BARBARA JEAN HERRING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 277 on the Plan of Section 3, Treppard Heights, as of record in Book 2663, page 116.

Said Lot No. 277 fronts 75 feet on the southeasterly side of West Hamilton Avenue and extends back 321.2 feet more or less on the northeasterly line and 320.4 feet more or less on the southwesterly line to the centerline of Whites Creek on which it measures 75 feet.

Being the same property conveyed to Doyle E. Maynard and wife, Norma Ruth Maynard, by deed from Walter John Howard, Sr., and wife, as of record in Book 3072, page 301.

This conveyance is made subject to restrictions of record in Book 2752, page 213, as amended by instrument of record in Book 2797, page 183.

This conveyance is also made subject to Telephone Toll Line easement as of record in Book 895, page 198; TVA easement as of record in Book 2864, page 28; and an easement for the flow of Whites Creek across the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1970 Taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of February, 1970.

Doyle E. Maynard

Doyle E. Maynard

Norma Ruth Maynard

Norma Ruth Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4397 PAGE 616

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Doyle E. Maynard and wife, Norma Ruth Maynard 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, the 11th day of February, 1970.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,950.00

Barbara Jean Herring
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1970

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
DOYLE E. MAYNARD and wife

TO
BARBARA JEAN HERRING

A 68526

IDENTIF. REFERENCE

FEB 13 9 45 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

REGISTERS OFFICE
PARCEL PUT IN BOOK _____ PAGE _____ BOX _____

FEB 13 70 CONV 14,950.00
FEB 13 70 S'TAX B* 30.74
FEB 13 70 PR'FEE B* .50
FEB 13 70 W'DEED B* 3.00 * 42.24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public