BOOK 4429 PAGE 326

This document was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC - 216425

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-54	Peggy Perkins same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 13D-13210	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3228 Crowe Drive	LOAN OR ACCOUNT NO. B-2112902 PROPERTY IS [X] 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 14, 1963, in the original principal sum of $11,550.00, payable to Murphree Mortgage Company, in monthly installments of $63.79, including interest at 5¼% per annum, and being secured by a deed of trust executed by Leonard Edbon Maynor and wife to Raymond L. Davis, Jr., Trustee, as of record in Book 3595, page 89,

LEONARD EDBON MAYNOR and wife, SHARON Q. MAYNOR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PEGGY PERKINS, a widow

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. 243 on the Plan of Section I, Bordeaux Gardens, as of record in Book 3300, page 91.

Said Lot No. 243 fronts 55 feet on the easterly side of Crowe Drive and runs back 131.18 feet on the northerly line and 126.26 feet on the southerly line, to a dead line in the rear on which it measures 59.72 feet.

Being the same property conveyed to Leonard Edbon Maynor and wife, Sharon Q. Maynor, by deed from Andrew Ewing, Trustee, as of record in Book 3574, page 89.

This conveyance is made subject to restrictions of record in Book 3465, page 403.

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 as shown above

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 2nd day of July, 1970.

Leonard Edbon Maynor

Leonard Edbon Maynor

Sharon Q. Maynor

Sharon Q. Maynor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Leonard Edbon Maynor and wife, Sharon Q. Maynor

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 2nd day of July, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26,1970.

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 $13,500.00

Affiant Peggy Perkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1970

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

WARRANTY DEED
REF:mas

FROM LEONARD EDBON MAYNOR AND WIFE

TO PEGGY PERKINS

A 8 2 7 5 5

IDENTIF. REFERENCE

JUL 6 3 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-6-70	CONV	13,500.00			
JUL-6-70	S'TAX		A*	35.10	
JUL-6-70	PR'FEE		A*	.50	
JUL-6-70	W'DEED		A*	3.00	* 38.60

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

File: Reau Folk

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