FORM NO. WD-1

BOOK 4430 PAGE 481

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th. DAY OF June 1970.

Notary Public

MY COMMISSION EXPIRES: Dec. 21, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CAESAR URRUTTIA, ATTORNEY, STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK E. MIDDLETON ET UX, (NAME)	KIMBROUGH-KAVANAUGH & ASSOCIATES (NAME)	12D-31710
3212 LESWOOD LANE (STREET ADDRESS OR ROUTE NUMBER)	404 JAMES ROBERTSON PARKWAY (STREET ADDRESS)	MAP 50-14
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	PAR 171

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERBINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, O. J. MAYNARD AND WIFE, MARY ANN MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK E. MIDDLETON AND WIFE, MARTHA J. MIDDLETON

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. 311 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, AS OF RECORD IN BOOK 3300, PAGE 5.

SAID LOT FRONTS 80 FEET ON THE EAST SIDE OF LESWOOD LANE AND EXTENDS BACK 133.2 FEET ON THE SOUTH LINE AND 143.1 FEET ON THE NORTH LINE TO A BROKEN LINE IN THE REAR MEASURING 81.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO O. J. MAYNARD AND WIFE, MARY ANN MAYNARD, BY DEED FROM JOSEPH EDWARD CARNEY AND WIFE, GLADYS J. CARNEY, AS OF RECORD IN BOOK 4360, PAGE 839.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3249, PAGE 345 AND IN BOOK 3616, PAGE 269.

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 MARCH 1, 1962, IN THE ORIGINAL PRINCIPAL SUM OF $14,300.00, PAYABLE TO KIMBROUGH-KAVANAUGH & ASSOCIATES, IN THE MONTHLY INSTALLMENTS OF $79.08, INCLUDING INTEREST AS SET FORTH IN SAID NOTE, AND BEING SECURED BY A DEED OF TRUST EXECUTED BY JOHN H. TEMPLESS, JR., AND WIFE, TO MILLER KIMBROUGH, TRUSTEE, AS OF RECORD IN BOOK 3355, PAGE 161.

This is unimproved ( ) improved (X) property, known as 3212 LESWOOD 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 30th. day of June, 19 70

Mary Ann Maynard O. J. Maynard

STATE OF TENNESSEE
Davidson County

BOOK 1430 PAGE 482

Personally appeared before me, JAMES M. FOSTER, a Notary Public in and for said County and State, the within named O. J. MAYNARD

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of JUNE 19 70.

Commission expires Dec. 21, 1971

Notary Public

STATE OF TENNESSEE
Davidson County

MICHIGAN
Berrien

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named MARY ANN MAYNARD

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Berrien Springs, Michigan, this 1st day of July 19 70.

Commission expires June 22, 1971

Notary Public

My commission expires

Notary Public

WARRANTY DEED

FROM
O. J. MAYNARD ET UX,

MARY ANN MAYNARD

TO
FRANK E. MIDDLETON ET UX,

MARTHA J. MIDDLETON

183285

IDENTIF. REFERENCE

JUL 10 1 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 10 70	CONV	18,150.00				
JUL 10 70	S'TAX		A*	47.06		
JUL 10 70	PR'FEE		A*	.50		
JUL 10 70	M'DEED		A*	3.00	*	50.56