BOOK 1512 PAGE 921

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip M. Maples	Owner	FH 20748
(NAME) 29-B Fargo Dr.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Betty Garner Brent

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip M. Maples and wife, Janice Maples their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Tyne Valley Estates, Section 11, as of record in Book 3842, page 184, Register's Office for said County.

Said Lot No. 31 fronts 158.0 feet on the northwesterly side of Beauregard Drive and extends back 372.2 feet on the southwesterly line and 313.10 feet on the northeasterly line to a dead line measuring 232.0 feet thereon.

Being the same property conveyed to Betty Garner Brent by deed from Tyne Valley Development Company, of record in Book 4383, page 940, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 9th day of June, 19 71

Affiant Shirley Hutton

My commission expires: MAY 8, 1973 (Affix Seal)

Notary Public Tom Blasingame

This is unimproved (X) improved ( ) property, known as Lot 31, Beauregard Dr., Tyne Valley Estates, Sec 11, (House Number) (Street) P. O. Address: (City or Town) Nashville, Tenn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Phillip M. Maples and wife, Janice Maples, their ~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip M. Maples and wife, Janice Maples, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 9th *day of* June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Betty Garner Brent

This Instrument Was Prepared By

Phillip Saindon (gr)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Betty Garner Brent

the within named 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 Nashville *Tennessee, this* 9th *day of* June, *19* 71

Commission expires April 8, 1974 Hazel L. McGee *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

Commission expires .... *Notary Public*

JUN21 71 CONV *7,000.00
JUN21 71 S'TAX A* 18.20
JUN21 71 PR'FEE A* .50
JUN21 71 DEED A* 3.00 * 21.70

WARRANTY DEED

FROM

BETTY GARNER BRENT

TO

PHILLIP M. MAPLES, ET UX

B 19734

IDENTIF. REFERENCE

JUN 21 10 13 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON