TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME) BOOK 4538 PAGE 630	Map 150-1
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 84
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	mc

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Francis Alfred France and wife, Joanne C. France

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James R. Maynard and wife, Sarah T. Maynard

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 13 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for said County.

Said lot fronts 80 feet on the northeasterly side of Mossdale Drive and extends back 163.18 feet on the southeasterly line and 158.40 feet on the northwesterly line to a dead line, which is a broken line and measures 80.23 feet thereon.

Being the same property conveyed to James R. Maynard and wife, Sarah T. Maynard, by deed from Thurman and Stevens Construction Company, as of record in Book 3940, page 118, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 2734 Mossdale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 17th day of SEPTEMBER, 19 71

James R. Maynard
James R. Maynard

Sarah T. Maynard
Sarah T. Maynard

STATE OF ~~TENNESSEE~~ TEXAS
DAVIDSON ~~COUNTY~~ VICTORIA COUNTY

Personally appeared before me, Mozelle Marshall, a Notary Public in and for said County and State, the within named James R. Maynard and wife, Sarah T. Maynard 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 Victoria, Texas ~~TENNESSEE~~ this 17th day of September, 19 71

Commission expires: June 1st, 1973 Notary Public Mozelle Marshall MOZELLE MARSHALL, Notary Public in and for Victoria County, Texas

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES R. MAYNARD AND WIFE,
SARAH T. MAYNARD

TO
FRANCIS ALFRED FRANCE & WIFE,
JOANNE C. FRANCE

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
1004

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IDENTIF. REFERENCE

SEP 21 3 23 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 21 7	CONV	30,000.00			
SEP 21 7	S'TAX		A*	78.00	
SEP 21 7	PR'FEE		A*	.50	
SEP 21 7	W'DEED		A*	4.00	* 82.50

I hereby ... swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 30,000.00

Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of September, 1971

My commission expires: April 20, 1973

Notary Public, in and for the aforesaid State and County.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE