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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

William D. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 1972.

Belinda F. Coats
Notary Public

MY COMMISSION EXPIRES: 11/8/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Maynard et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	4D 31954
212 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 75-9
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 95

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles A. Garton and wife, Helen E. Garton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Maynard and wife, Cynthia Wilcox Maynard

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:

Land in Davidson County, Tennessee, being Lot No. 233 on the Map of Hermitage Hills Section II Revised, as of record in Book 2900, page 112, Register's Office forsaid County.

SAID Lot No. 233 fronts 85.0 feet on the southerly margin of Bonnalynn Drive and extends back 168.7 feet on the easterly line and 184.5 feet on the westerly line to a dead line in the rear measuring 86.0 feet thereon.

BEING the same property conveyed to Charles A. Garton and wife, Helen E. Garton by deed from Joseph F. Smith and wife, Mildred A. Smith, of record in Book 3939, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3096, page 5, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 212 Bonnalynn Drive, Hermitage, Tennessee 37076
(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 hands this 19th day of April, 1972

Charles A. Garton

Helen E. Garton

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Garton and wife, Helen E. Garton

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 19th day of April 1972

Commission expires 11/8/75

Belinda Neill
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
CHARLES A. GARTON, ET UX

TO
WILLIAM D. MAYNARD, ET UX

B 5 6 3 9 2

IDENTIF. REFERENCE

APR 20 8 25 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 20 72	CONV	22,500.00			
APR 20 72	S TAX		A*	58.50	
APR 20 72	PB FEE		A*	.50	
APR 20 72	MDEED		A*	4.00	* 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.