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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 $23,460

Brownie Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 1972

Mildred C. Smith
Notary Public

MY COMMISSION EXPIRES: 5/9/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brownie Maynard (NAME)	Murphree Mortgage Company (NAME)	Map 75-7
4435 Andrew Jackson Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 37
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, Lee Roy Bruce et ux Judy I. Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brownie Maynard et ux Sandra 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. 80 on the Plan of Tulip Grove, Section II, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 90 feet along the southeasterly margin of Andrew Jackson Parkway and extends back between lines measuring 150.06 feet on the southwesterly line and 150.06 feet on the northeasterly line, to a dead line in the rear on which it measures 90.0 feet.

BEING the same property conveyed to Lee Roy Bruce et ux Judy I. Bruce by deed from F. E. Stratton, Jr. et ux Bettie S. Stratton of record in Book 4315, page 219, Register's Office, Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 4435 Andrew Jackson Pkwy., 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 30th day of March, 19 72

Lee Roy Bruce
Lee Roy Bruce

Judy I. Bruce
Judy I. Bruce

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Roy Bruce et ux Judy I. Bruce

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 30th day of Mar 1972

Commission expires 5-9-74

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

LEE ROY BRUCE ET UX

TO

BROWNIE MAYNARD ET UX

B 59826

IDENTIF. REFERENCE

MAY 18 10 23 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seaton
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

file box 2

MAY 18	CONV	23,400.00			
MAY 18	STAX		A*	60.84	
MAY 18	PRFEE		A*	.50	
MAY 18	DEED		A*	4.00	* 65.34