THIS INSTRUMENT WAS PREPARED BY
PEDIGO AND SAINDON
ATTORNEYS-AT-LAW
STAHLMAN BLDG.
NASHVILLE, TENN.

BOOK 1625 PAGE 538

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Maynard et al. (NAME)	Same (NAME)	MAP 155
Route 5, Poplar Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 147
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	WH?

For and in Consideration of the sum of Forty-Four Thousand and no/100----------
----------($44,000.00)----------*DOLLARS*
cash in hand paid by Allen Maynard & wife, Utizann Maynard and D. G. Walden, & wife, June Walden, the receipt of which is hereby acknowledged,

We, William P. Griffin and Blanche Martin Griffin,

have bargained and sold, and by these presents do transfer and convey unto the said Allen Maynard and wife, Utizann Maynard, a one-half undivided interest, and D. G. Walden and wife, June Walden, a one-half undivided interest, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Jack R. Underwood, Surveyor, dated February 24, 1972, as follows: Beginning at a point in the southerly margin of poplar creek road, said point being the northeast corner of property conveyed to Robert A. Castleman, Sr., et al, by deed of record in book 3913, page 788, Register's Office for said County; thence leaving said margin of Poplar Creek Road, and running along Castleman's easterly line south 2° 40' west 285 feet to a point; thence with same south 2° 40' west 633 feet to a maple; thence south 12° 30' west 709 feet to an iron pin; thence southwestwardly 283 feet, more or less, to an iron pin; thence south 51° 30' east 298 feet to a large poplar; thence south 79° 16' east 306 feet to an iron pin with hickory and large wild cherry pointers; thence south 75° east with an existing fence 50 feet to a point; thence north 6° 31' east 1,877.5 feet to a post in the easterly margin of an unnamed right-of-way; thence north 8° east 149.4 feet to an iron pin in the southerly margin of Poplar Creek Road; thence with said margin and a curve to the right, westwardly 104 feet to a point in said southerly margin of Poplar Creek Road; thence continuing with same north 68° 51' west 114.5 feet to a point, the beginning of a curve to the left; thence continuing with said margin and around said curve, which has a radius of 860.44 feet, westwardly 351.66 feet to a point; thence westwardly with said margin 2.5 feet to the point of beginning, containing 25.35 acres, more or less.

Being part of the property conveyed to William P. Griffin and Richard A. Griffin by deed from Irene Melton Reese and husband, George E. Reese, of record in Book 2134, page 315, Register's Office for Davidson County, Tennessee. The said Richard A. Griffin thereafter died, devising his interest in the subject property to Blanche Martin Griffin by will of record in Will Book 97, page 286, Probate Court of said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of August 1972

Notary Public

My commission expires: 4/25/76
(Affix Seal)

The southerly part of the subject premises was conveyed to Wm. P. Griffin and R. A. Griffin by deed from Helen Sona Griffin, of record in Book 4464, page 376, Register's Office for Davidson County, Tennessee; the said R. A. Griffin thereafter died, devising his interest in said property to Blanche Martin Griffin by will of record in Will Book 97, page 286, Probate Court of said County. The description in the deed of record in book 4464, page 376, said Register's Office, was corrected by deed of correction in Book 4625 page 536, said Register's Office.

AUG-72	CONV	44,000.00			
AUG-72	S'TAX		A*	114.40	
AUG-72	PR'FEE		A*	.50	
AUG-72	W'DEED		A*	6.00	* 120.90

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen Maynard and ~~xxxxxxxxx~~ wife, Utizann Maynard, and D. G. Walden and wife, June Walden, their *heirs and assigns, forever.*

And we *do covenant with the said* Allen Maynard and ~~xxxxxxxxx~~ wife, Utizann Maynard, and D. G. Walden and wife, June Walden, *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.*, except taxes for 1972 which are prorated and assumed by the grantees.

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* Allen Maynard & wife, Utizann Maynard, and D. G. Walden & wife, June Walden, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 3rd *day of* August, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Allen Maynard

Utizann Maynard

D. G. Walden

June Walden

THIS INSTRUMENT WAS PREPARED BY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named William P. Griffin and Blanche Martin Griffin

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 Nashville, Tennessee, this 3rd day of August, 19 72

Mary Ensey, Notary Public.

Commission Expires 4/25/76

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

IDENTIF. REFERENCE
FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TENN.
AUG 7 11 45 AM '72

B70396

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 .

Notary Public

Commission Expires