BOOK 4867 PAGE 259

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY
CASTLEMAN & HARRIS, ATTYS.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth E. Maynard (NAME)	John W. Murphree Company (NAME)	Map 173-1
404 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par 31
Antioch, Tennessee-37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee-37217 (CITY) (STATE) (ZIP)	50-61900

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- *Dollars,*

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BRENT VALLEY BUILDERS, INC.

has bargained and sold, and does hereby transfer and convey unto the said

KENNETH E. MAYNARD and wife, LINDA S. MAYNARD

their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 80.0 feet on the northerly margin of Carl Miller Drive and extends back between lines 150.05 feet on the easterly line and 168.87 feet on the westerly line to a dead line in the rear and measures 124.80 feet thereon.

BEING part of the same property conveyed to Brent Valley Builders, Inc., by deed from George W. Jones, Jr. and wife, Margaret E. Jones of record inBook 4816, page 52, Register's Office for DavidsonCounty, Tennessee.

Grantor agrees to pay the 1974 taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 8th day of November 1974

My commission expires: May 29, 1977 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 404 Carl Miller Drive, Antioch, Tennessee-37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantors, their

~~XXXXXXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantor, their

~~XXXXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 8th *day of* November, 19 74 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BRENT VALLEY BUILDERS, INC.

Jim L. Hall, President

BOOK 4867 PAGE 260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim L. Hall, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Brent Valley Builders, Inc., the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, this 8th day of November, 19 74.

Notary Public

Commission expires May 29, 1977

NOV 11 74 CONV 35,000.00
NOV 11 74 S'TAX A* 91.00
NOV 11 74 PR'FEE A* .50
NOV 11 74 W'DEED A* 4.00 * 95.50

WARRANTY DEED

FROM
BRENT VALLEY BUILDERS, INC.
TO
KENNETH E. MAYNARD, ET UX

404 Carl Miller Drive
Antioch, Tennessee-37013

C 77732

IDENTIF. REFERENCE

Nov 11 11 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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