Loan #362067-8
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,100.00

X Nancy Ann Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF November 19 74

Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUG 14, 1978

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther Daniel Maynard (NAME)	Fidelity Federal (NAME)	119-2
62 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	24
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, THOMAS A. RICHARDS AND WIFE, ANNIE FRANCES RICHARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUTHER DANIEL MAYNARD AND WIFE, NANCY ANN 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. 178 on the Plan of Sterling Heights, of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 178 fronts 65 feet on the northerly side of Valeria Street and runs back between lines 162.4 feet on the easterly line and 158.9 feet on the westerly line to a broken line in the rear on which it measures 92.3 feet.

Being the same property conveyed to Thomas A. Richards and wife, Annie Frances Richards by deed from Ruth F. Newman of record in Book 3901, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1914, page 500; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 1835, page 37, R.O.D.C., Tennessee.

This is improved (X) unimproved ( ) property, known as 62 Valeria Street (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37211 (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. Whorever 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 hand S this 19th day of November, 19 74

X Thomas A. Richards

X Annie Frances Richards

STATE OF TENNESSEE
Davidson County

Z a R + A 7R

G. DAN SMITH

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Personally appeared before me, ~~Robert H. Thurmond, Jr.~~, a Notary Public in and for said County and State, the within named Thomas A. Richards and wife, Annie Frances Richards

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 19th day of November 1974

Commission expires ~~My Commission Expired AUG. 14, 1976~~ Nov. 19, 1976 Z a R + A 7R

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__.

NOV21'74 CONV A* 14,100.00
NOV21'74 STAX A* 36.66
NOV21'74 PRTFEE A* .50
NOV21'74 MDEED A* 4.00
A* 41.16

My commission expires _____

Notary Public

#362067-8 $14,100.00

WARRANTY DEED

FROM

Thomas A. Richards and wife,

Annie Frances Richards

TO

Luther Daniel Maynard and wife,

Nancy Ann Maynard

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

67914

IDENTIF. REFERENCE

Nov 21 2 56 PM '74

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.