BOOK 4998 PAGE 592

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	6pNU-38500
(STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	160-4
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	75

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of all of which are hereby acknowledged; we

FEB 20	CONV	45,000.00			
FEB 20	S'TAX		B*	117.00	
FEB 20	PR'FEE		B*	.50	
FEB 20	W'DEED		B*	4.00	* 121.50

John Thomas Trimble and wife, Shirley B. Trimble

have bargained and sold, and by these presents do transfer and convey unto the said Edwin M. Maughmer and wife, Mary E. Maughmer

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Brentview Hills, as of record in Book 3300, pages 43 and 44, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Ritchie Drive, at the corner of Lots Nos. 4 and 5; thence with the line between said lots, northerly 125 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 3 and 4, northwesterly 143.6 feet to the easterly margin of Stallworth Drive; thence with the margin of the same, southerly 120.8 feet to the beginning of a curve; thence around said curve, southeasterly 40.2 feet to the margin of Ritchie Drive; thence with the margin of the same easterly 128.5 feet to the point of beginning.

Being the same property conveyed to John Thomas Trimble and wife, Shirley B. Trimble, by deed from Harold E. Womack and wife, as of record in Book 4105, page 983, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 408 Ritchie Drive (House Number) (Street)
Nashville, Tenn. 37220
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 18th day of February, 19 76.

John Thomas Trimble

Shirley B. Trimble

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STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF St. Louis

Personally appeared before me, Sally B. Brockmeier, a Notary Public in and for said County and State, the within named John Thomas Trimble and wife, Shirley B. Trimble

the bargainor 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 Bridgeton, Mo., this 17th day of February, 19 76.

My commission expires 09-19-79 Notary Public Sally B. Brockmeier

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Edwin M Maughmer

Sworn to and subscribed before me this 20 day of February, 19 76.

My commission expires 8-1-77 Notary Public V. L. Baldridge

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address
	First Federal Building Nashville, Tennessee 37219	

WARRANTY DEED

FROM JOHN THOMAS TRIMBLE & WIFE,

TO SHIRLEY B. TRIMBLE

EDWIN M. MAUGHMER & WIFE,

MARY E. MAUGHMER

D 36896

IDENTIF. REFERENCE

FEB 20 2 18 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219