This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5012 PAGE 152

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John P. Maynard	Collateral Investment Company	Map 96-6
(NAME) 2920 Susan Drive	(NAME) 2233 Fourth Avenue North	Parcel 185
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

We, AUSTIN WAYNE DUKE AND WIFE, NANCY L. DUKE,

have this day bargained and sold, and do hereby transfer and convey unto the said
JOHN P. MAYNARD AND WIFE, CAROLE MAYNARD,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Map of Cloverhill, Section 2, as of record in Book 2133, page 46, Register's Office for said County.

Said Lot No. 95 fronts 75 feet on the southerly side of Susan Drive and extends back between lines 160 feet on the westerly side and 166.2 feet on an irregular line on the easterly side to a dead line in the rear on which it measures 36 feet.

Being the same property conveyed to Austin Wayne Duke and wife, Nancy L. Duke, by deed from Building Corporation of America of record in Book 4581, page 684, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 19,800.00
Subscribed and sworn to before me, this the 25th day of March 19 76
Affiant John P Maynard
My commission expires: 11/17/76 (Affix Seal)
Notary Public Deane H. Floyd

This is unimproved ( ) improved (X) property, known as 2920 Susan Drive (House Number) (Street) Nashville 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
John P. Maynard and wife, Carole Maynard, their
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John P. Maynard and wife, Carole Maynard, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 25th *day of* March, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Austin Wayne Duke (Austin Wayne Duke)

Nancy L. Duke (Nancy L. Duke)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Austin Wayne Duke and wife, Nancy L. Duke,

*the within named 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 Madison, Tennessee,
this 25th *day of* March, *19* 76

Deanie G. Floyd *Notary Public*

Commission expires 11/17/76

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 .....

APR-5⅞ CONV 19,800.00
APR-5⅞ S'TAX B* 51.48
APR-5⅞ PR'FEE B* .50
APR-5⅞ W'DEED B* 4.00 * 55.98

D 43167

IDENTIF. REFERENCE

APR 5 10 39 AM '76

FEL... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

AUSTIN WAYNE DUKE ET UX

TO

JOHN P. MAYNARD ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS