This Instrument Was Prepared By: Frazier & Faimon, Attorney
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 5020 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
KEN MAYNARD, ET UX	FIRST FED. SAV. & LOAN ASSN.	14K-5-B
Unit #J-305	(NAME)	
8300 Sawyer Brown Road	4th & Union Street	54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of -----Ten & no/100----------
----------($10.00)---------- Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of a first mortgage held by First Federal Savings & Loan Association as of record in Book 4798, Page 592, Register's Office for Davidson County, Tennessee

We, EDWARD J. HANS and wife, EMILY C. HANS

have this day bargained and sold, and do hereby transfer and convey unto the said KEN MAYNARD and wife, DENISE MAYNARD their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75-77, Register's Office for Davidson County, Tennessee, the part hereby described being: Unit No. J-305 on said Plan together with the Carport designated No. J-305-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominium, recorded in Book 4784, Page 482.

Being the same property conveyed to Edward J. Hans and wife, Emily C. Hans, by deed from Haury & Smith Contractors, Inc., of record in Book 4798, Page 590, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,100.00

Subscribed and sworn to before me, this the 20th day of April 19 76

Affiant: x Edward J. Hans

My commission expires: 2/8/78 (Affix Seal)

Notary Public: Carolyn Hastings

This is unimproved ( ) improved (X) property, known as Unit J-305, River Plantation, 8300 Sawyer Brown Road (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said KEN MAYNARD and wife, DENISE 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said KEN MAYNARD and wife, DENISE MAYNARD their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 20th day of April, 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.

x Edward J. Hans

Emily C. Hans

BOOK 5020 PAGE 473

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CAROLYN HASTINGS, a Notary Public in and for said County and State, EDWARD J. HANS and wife, EMILY C. HANS

the within named 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 29th day of April, 19 76

Carolyn Hastings
Notary Public

Commission expires 2/8/78

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 30 76	CONV	39,100.00			
APR 30 76	S'TAX		B*	101.66	
APR 30 76	PR'FEE		B*	.50	
APR 30 76	W'DEED		B*	4.00	* 106.16

WARRANTY DEED

FROM EDWARD J. HANS, ET UX

TO KEN MAYNARD, ET UX

D 47031

IDENTIF. REFERENCE

APR 30 9 43 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238