prepared by Raymond Lee Kansas City, Missouri

FORM NO. 2 CLASS E — DEMAREE STATIONERY CO., 908 Walnut, Kansas City, Mo.

Buyer Harold M. James 408 Ritchie Dr. Nashville, Tenn 37220

Taxbills First Federal Savings & Loan Assn Grant Union

mail to

Missouri Warranty Deed

This Indenture, Made on the 9th day of August A. D., One Thousand Nine Hundred and 76 by and between

1604 75 pw

Mary E. Maughmer, widow of Edwin M. Maughmer

of the County of Andrew, State of Missouri part y of the first part, and

Harold M. James and Joy R. James, husband and wife,

of the County of Davidson, State of Tennessee part of the second part.

(Mailing address of said first named grantee is 408 Ritchie Dr., Nashville, Tenn.).

WITNESSETH: THAT THE SAID PART Y OF THE FIRST PART, in consideration of the sum of ONE and no/100------ DOLLARS to her paid by said part ies of the second part (the receipt of which is hereby acknowledged), do es by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said part ies of the second part their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Davidson and State of Tennessee, to-wit:

Being Lot No. Four (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:

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. Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said part ies of the second part and unto their heirs and assigns forever; the said grantor hereby covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by her or those under whom she claim s; and that she will warrant and defend the title to the said premises unto the said part ies of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal the day and year above written.

Mary E Maughmer (SEAL)

(SEAL)

(SEAL)

(SEAL)

BOOK 5061 PAGE 26

MISSOURI ACKNOWLEDGMENT—UNMARRIED PERSON

STATE OF MISSOURI
COUNTY OF ANDREW } ss.

On this 9th day of August, 1976

before me, Betty L. Walters, a Notary Public, personally appeared

Mary E. Maughmer

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said Mary E. Maughmer further declared herself to be single and unmarried, and the widow of Edwin M. Maughmer.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Savannah, Missouri the day and year last above written.

BETTY L. WALTERS NOTARY PUBLIC ANDREW COUNTY, MO.

My term expires Jan. 31, 1977.

Betty L. Walters
Notary Public in and for said County and State.
Betty L. Walters

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF
} ss.

On this day of, 19

, a Notary Public, personally appeared

and

described in and who executed the foregoing instrument, and acknowledged
d deed.

' WHEREOF, I have hereunto set my hand and affixed my official seal at
my office in the day and year last above written.

My term expires, 19

Notary Public in and for said County and State.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 52000.00
Harold M. Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1976
Deputy Register

Warranty Deed

FROM Mary E. Maughmer

TO Harold M. Jones et ux

Filed for record this day of A.D., 19 at o'clock, minutes, M. Recorded in Book at Page Recorder. By Deputy. Recorder's Fee, $

D 6 4 4 2 5

IDENTIF. REFERENCE

AUG 23 1 46 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

AUG23'76 CONV 52,000.00
AUG23'76 S'TAX B* 135.20
AUG23'76 PR'FEE B* .50
AUG23'76 W'DEED B* 4.00 * 139.70

STATE OF
COUNTY OF } ss.

IN THE RECORDER'S OFFICE

I, , Recorder of said County, do hereby certify that the within instrument of writing was at o'clock and minutes M., on the day of A. D., 19, duly filed for record in my office, and is recorded in the records of this office, in book , at page

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at this day of A. D., 19

Recorder.