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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Janie E. Maynard
$ 32,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 19 77.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J.C. Maynard (NAME)	Realty Mortgage, Inc. (NAME)	2D 39510
480 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. (STREET ADDRESS)	150-1
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	39

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, M. Benson et ux Louise Benson and James Colacino et ux Shirley Colacino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J.C. Maynard et ux Janie E. 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:

BEING Lot No. 171 on the Plan of Edge-O-Lake Estates, Section 1, of record in Book 3600, Page 43, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to M. Benson et ux Louise Benson and James Calcaino et ux Shirley Calcaino by deed from Rodney D. Simmons et ux Linda R. Simmons of record in Book 4789, Page 112, Register's Office, Davidson County, Tennessee.

THE said James Calcaino et ux Shirley Calcaino and James Colacino et ux Shirley Colacino, are one and the same persons.

Restrictions of record in Book 3679, Page 279, said Register's Office.
Public utility and drainage easements; building setback lines of record in Book 3600, Page 43, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved ( ) This is improved (XX) property, known as 480 Rural Hill Road (House Number) (Street) Nashville, Tennessee (P O Address) (City or Town) 37217 (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. Wherever 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 10TH day of JANUARY, 19 77

M. Benson M. Benson

Louise Benson Louise Benson

James Calcaino James Calcaino

Shirley Calcaino Shirley Calcaino

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Benson et ux Louise Benson and James Calcaino etux Shirley Calcaino

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 10TH day of JANUARY, 77

Commission expires 1/29/79

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
M. Benson

William J.C. Maynard

D85071

RECEIVED FOR REFERENCE
JAN 13 10 38 AM '77

Filed Box #13

1137	CONV				
1137	S'TAX		*	5.50	
1137	FEE		*	.50	
1137	WEED		*	4.00	* 98.04