SEND TAX BILL TO:
Fred A. Maynard
7018 Panama Dr.
Hermitage, TN
37076

MAP & PARCEL NO.
86-2-104

FIELD BOOK NO.
4D-1400

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

BOOK 5160 PAGE 578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Four Hundred Dollars ($25,400.00), cash in hand paid, the receipt of which is hereby acknowledged, we, GLENN H. HARDCASTLE and BARRY H. WEST, as tenants in common, have this day bargained, sold, transferred and conveyed unto FRED A. MAYNARD and wife, MARY V. MAYNARD, their heirs and assigns, in fee simple forever, the following described tract or parcel of land, situated and lying in the 4th Civil District of Davidson County, Tennessee, to-wit:

Being Lot No. 52 on the plan of Dobson Heights, as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee. Said Lot No. 52 fronts 60 feet on the easterly side of Panama Drive and extends back between parallel lines 150.0 feet to a dead line measuring 60.0 feet thereon.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from Junior Ray Floyd, et ux, of record in Book 5099, Page 795, Register's Office for Davidson County, Tennessee.

This is improved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said FRED A. MAYNARD and wife, MARY V. MAYNARD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1978 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1977 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th day of August, 77

Aug 4, 1978

NOTARY PUBLIC

This conveyance is subject to an Owner's Certificate, a 30-foot minimum building setback line from Panama Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2-1/2 x 25 foot utility anchor easement located on the northwest corner of said lot, all according to plat of record in Book 2900, Page 113. Further subject to restrictions of record in Book 3130, Page 623, and Book 3161, Page 279, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 16th day of June, 1977.

Glenn H. Hardcastle
GLENN H. HARDCASTLE

Barry West
BARRY H. WEST

E09566 T TAX/TIF REFERENCE

JUN 17 10 26 AM '77

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, GLENN H. HARDCASTLE and BARRY H. WEST, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 16th day of June, 1977.

Notary Public

My commission expires:
11-4-81

JUN 17 CONV 25,400.00
JUN 17 S'TAX 66.04
JUN 17 FEE .50
JUN 17 W'DEED 4.00 * 70.54