BOOK 5186 PAGE 415 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Patricia C. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: Nov. 3, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 509 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell (NAME)	Larry Powell (NAME)	Map 51-15
1609 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	2713 Eastland Avenue (STREET ADDRESS)	Par. 40
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	110-17198

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, PATRICIA C. MAYNARD AND HUSBAND, JOE E. MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY POWELL, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 1 and 2 on the Plan of Oakland Acres, Section 12, (2nd Revision), as of record in Book 4885, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 114 feet on the east side of Saunders Avenue and extends back between lines 199.98 feet on the northerly line and 192.21 feet on the southerly line to a dead line in the rear on which it measures 89.95 feet.

Being the same property conveyed to Patricia C. Maynard by deed from James P. Foster, unmarried of record in Book 4963, page 858, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1977 Metro Taxes which have been prorated between the parties; the Plan of record in Book 4885, page 129, said Register's Office, shows an Owner's Certificate, a 40 ft. minimum set back line from Saunders Ave., and a 20 ft. easement for public utility and sewer purposes along the rear line of said lot, and a overhang and drainage easement along the front portion of the lot, and the following note: "Lot 2 is not to be used as a building site until Sanitary Sewers are made available. Any portion or all of Lot 2 may be used for Septic Tank and Disposal Field purposes to accommodate Lot 1 or Lot 3 as shown hereon until Sanitary Sewers are available". This conveyance is also made subject to an encroachment on said property of a rock wall and pavement serving adjacent property. This conveyance is further subject to a Bill filed in Chancery Court of Davidson County, Tennessee, Patricia C. Maynard, Plaintiff vs Thomas A. Oldham, Thelma A. Oldham, James P. Foster, Defendants, No. A-7176.

unimproved (X)
This is improved ( ) property, known as 1609 Saunders Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 hands this 17th day of August, 19 77.

Joe E. Maynard

Patricia C. Maynard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Nadine Chambers, a Notary Public in and for said County and State, the within named Patricia C. Maynard and husband, Joe E. Maynard

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 17th day of August 1977

Commission expires November 3, 1980.

Nadine Chambers
Notary Public

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

E21509

WARRANTY DEED

FROM

Patricia C. Maynard and husband,

Joe E. Maynard

TO

IDENTIF. REFERENCE

AUG 19 3 18 PM '77

FELIX Z. M... REGISTER
DAVIDSON COUNTY, TENN.

Aaron Powell

AUG 19	CONV	*7,000.00			
AUG 19	S'TAX		B*	18.20	
AUG 19	PR'FEE		B*	.50	
AUG 19	W'DEED		B*	4.00	* 22.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.