BOOK 5234 PAGE 391

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

40,500.00 Samuel D. Ayres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 1977

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel D. Ayres (NAME)	The Galbreath Mortgage Company (NAME)	3 DZ 82810
3407 Oldfield Dr. (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	97-5
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (CITY) (STATE) (ZIP)	27

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, Terry A. Maggart and wife Johnnie B. Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel D. Ayres and wife Kaye Ayres

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. 55 on the Plan of HICKORY BEND SUBDIVISION, Section 7, a plat which is of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Terry A. Maggart et ux Johnnie B. Maggart by deed of record in Book 4314, Page 928, Register's Office for Davidson County Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3642, Page 478, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 3407 Oldfield Dr. Nashville, TN 37214
(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 hand s this 15TH day of DECEMBER, 19 77

Terry A. Maggart
Terry A. Maggart

Johnnie B. Maggart
Johnnie B. Maggart

STATE OF TENNESSEE }
County of Davidson }

BOOK 5234 PAGE 392

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry A. Maggart and wife Johnnie B. Maggart

the bargainor S, 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 Hermitage, Tennessee, this 15TH day of DECEMBER 1977

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Terry A. Maggart

TO Samuel D. Ayres

E 42246

IDENTIF. REFERENCE

DEC 19 9 18 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

DEC 19 77	CONV	40,500.00		
DEC 19 77	S'TAX		B* 105.30	
DEC 19 77	PR'FEE		B* .50	
DEC 19 77	W'DEED		B* 4.00	* 109.80