This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5301 PAGE 530

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs. Larry N. Maynard	Guaranty Mortgage Co. Div	43-6
(NAME)	(NAME)	336
302 Singer Drive	P.O. Box 786	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	11D-61287
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES H. BINGHAM, JR. and wife, CAROLYN NEWLON BINGHAM

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~

LARRY N. MAYNARD and wife, VERA LYNN MAYNARD, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 135 on the Plan of Madison Park, Section 8 as of record in Book 4300, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Bingham, Jr., and wife, Carolyn Newlon Bingham, by deed from Steven R. Brumfield of record in Book 4638, page 183, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4532, page 300, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 14th day of June 19 78

Larry N. Maynard
Affiant

My commission expires: February 3, 1981
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 302 Singer Drive, Madison TN 37115
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Larry N. Maynard and wife, Vera Lynn Maynard, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for 1978 taxes, which have been pro-rated and assumed by the Buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Larry N. Maynard and wife, Vera Lynn Maynard, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th day of June, 19 78 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn Newlon Bingham
Carolyn Newlon Bingham

James H. Bingham, Jr.
James H. Bingham, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* James H. Bingham and wife, Carolyn Newlon Bingham

the within-named 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* 14th *day of* June, *19* 78

Geo. E. Mudter, Jr. *Notary Public*

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires February 3, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

Notary Public

Commission expires .....

JUN21 78	CONV	35,000.00				
JUN21 78	S'TAX		B*	91.00		
JUN21 78	PR'FEE		B*	.50		
JUN21 78	W'DEED		B*	4.00	*	95.50

WARRANTY DEED

FROM

James H. Bingham and wife

TO

Larry N. Maynard and wife

E. 7. 2 4 3 9.

IDENTIF. REFERENCE

JUN 21 11 10 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTY.