BOOK 5395 PAGE 1

2797 02/13 123.84- CHECK

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 1979

Notary Public

MY COMMISSION EXPIRES: 12-8-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis E. Gonzalez, Jr. (NAME)	Federated Financial Mortgage Corporation (NAME)	4D 31954
212 Bonnalyn Dr. (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle, 75 Parkway, #700 (STREET ADDRESS)	75-9-95
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	

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, William D. Maynard and wife Cynthia M. Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis E. Gonzalez, Jr. and wife Claudia E. Gonzalez

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. 253 on the Map of Hermitage Hills, Section II Revised, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 253 fronts 85.0 feet on the southerly margin of Bonnalynn Drive and extends back 166.7 feet on the easterly line and 164.5 feet on the westerly line to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to William D. Maynard and wife, Cynthia Wilcox Maynard by deed from Charles A. Garton and wife, Helen E. Garton, of record in Book 4593, page 752, Register's Office for Davidson County, Tennessee.

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

This is (X) unimproved ( ) improved property, known as 212 Bonnalyn Dr. Hermitage, Tennessee 37076
(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 2ND day of FEBRUARY, 19 79

William D. Maynard — William D. Maynard

Cynthia M. Maynard — Cynthia M. Maynard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Maynard and wife Cynthia M. Maynard

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 Nashville, Tennessee, this 2nd day of FEBRUARY, 19 79

Commission expires 1-18-82

Patsy B. Thigpen
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
William L. Maynard

TO
Luis E. Gonzalez, Jr.

F. 1 3 9 8 7

IDENTIF. REFERENCE

FEB 13 3 01 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217