This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5639 PAGE 699

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allan Maynard and wife, Jean Maynard	Engel Mortgage Company, Inc.	162-4-35
(NAME)	(NAME)	
372 Bart. Drive	P. O. Box 847	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Birmingham, Alabama 35201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Allan Maynard and wife, Jean Maynard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Doyle Eugene Maddox and wife, Sammie L. Maddox

have this day bargained and sold, and do hereby transfer and convey unto the said Allan Maynard and wife, Jean Maynard *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 300 on the Plan of Antioch Park, Section 4, as of record in Book 4300, page 119, Register's Office for Davidson County, Tennessee.
Said Lot No. 300 fronts 90.0 feet on the westerly side of Bart Drive and extends back 281.5 feet on the northerly line and 301.1 feet on the southerly line, to a line in the rear on which it measures 26.73 feet.

Being the same property conveyed to Doyle Eugene Maddox and wife, Sammie L. Maddox by deed from George A. Gunselman and wife, Mary Lou L. Gunselman, of record in Book 4761, page 741, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 30-foot building setback line from Bart Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 4300, page 119, Register's Office for said County; and restrictive covenants of record in Book 4533, page 967, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,500.00

Subscribed and sworn to before me, this the 19th day of August 19 80

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 372 Bart Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Doyle Eugene Maddox
Doyle Eugene Maddox

Sammie L. Maddox
Sammie L. Maddox

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KITA *a Notary Public in and for said County and State,* Doyle Eugene Maddox and wife, Sammie L. Maddox

the within named 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* 19 *day of* AUGUST, *19* 80

Commission expires 4.19.82 *Notary Public*

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-338101

WARRANTY DEED

FROM
Doyle Eugene Maddox and wife,
Sammie L. Maddox

TO

Allan Maynard and wife,
Jean Maynard

G 0 3 3 6 7

IDENTIF. REFERENCE

Aug 20 9 35 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

44500.00- CO
115.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 122.20-
6831A08/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03367

IDENTIF. REFERENCE

AUG 20 9 35 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 774871