200109-5

BOOK 5795 PAGE 452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Keith L Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September, 1981

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JANUARY 22, 1984

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith L. Roberts (NAME)	BAILEY MORTGAGE COMPANY (NAME)	Map 75-8
685 Atlanta Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1389 (STREET ADDRESS)	Parcel 157 KS
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39205 (CITY) (STATE) (ZIP)	4D 65476

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, STEPHEN A. MAYNARD and wife MARY S. MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH L. ROBERTS and wife CONSTANCE A. ROBERTS

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. 532 on the Plan of Tulip Grove, Section 9, which is of record in Plan Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephen A. Maynard and wife Mary S. Maynard, by deed of record in Book 5046, Page 323, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5046, Page 325, of the Register's Office for Davidson County, Tennessee, to Bailey Mortgage Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to restrictions of record in Book 4846, Page 924, Register's Office for Davidson County, Tennessee.

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

This is improved (XXX) unimproved ( ) property, known as 685 Atlanta Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 September, 1981

Stephen A Maynard
STEPHEN A. MAYNARD

Mary S. Maynard
MARY S. MAYNARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5795 PAGE 453

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN A. MAYNARD and wife MARY S. 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 15th day of September, 1981.

My Commission Expires JANUARY 22, 1984

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 (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

WARRANTY DEED

FROM Stephen A. Maynard

TO Keith L. Roberts

G 6 0 1 9 2

IDENTIF. REFERENCE

SEP 16 2 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

09/16 155.10- CHECK

8392

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5795 PAGE 454

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
			61000.00- CO	
			155.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 155.10-	
			8352A09/16/81 3AL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

360192

IDENTIF. REFERENCE

SEP 16 2 52 PM '81

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

No. 843877