FORM NO. WD-1

BOOK 5827 PAGE 436

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Stephen A Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1981.

I. Dyke Tatum
Notary Public

MY COMMISSION EXPIRES: 11-18-82

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Maynard (NAME)	Same (NAME)	20W 11505
622 Meadowview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-15
Mt. Juliet, TN. 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 271

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, EDITH HALE KEEF, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN A. MAYNARD and wife, MARY S. MAYNARD

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. 23 on the plan of Sharpe & Horns 2nd Subdivision of Lindsley Property, Northeast Nashville, of record in Book 161, page 53, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the easterly margin of North First Street and extends back between parallel lines 145 feet, more or less, to an alley in the rear.

Included in said description but specifically excluded from the conveyance herein is that portion of Lot 23 conveyed to the City of Nashville by deed of record in Book 1021, page 385, Register's Office for said County, said conveyance for the purpose of widening North First Street.

BEING the same property conveyed to Joe Monroe Keef and wife, Edith Hale Keef by deed from Anna L. Parrish, a widow, of record in Book 1489, page 403, Register's Office for Davidson County, Tennessee. The said Joe Monroe Keef has since died.

unimproved ( )
This is improved (X) property, known as 1211 North First Street, Nashville, Tennessee
(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 my hand this 4th day of December, 1981

Edith Hale Keef
Edith Hale Keef

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDITH HALE KEEF

the bargainor____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of December 19 81

Commission expires 1-18-82

[signature]
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 (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

EDITH HALE KEEF

TO

STEPHEN A. MAYNARD ET UX

6.70936

IDENTIF. REFERENCE

DEC 4 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

RETURN TO:
I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

12/04 74.10- CHECK

1534

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5827 PAGE 438

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
			26000.00- CO	
			67.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.10-
			1534A12/04/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 70936

IDENTIF. REFERENCE

DEC 4 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856520