G 7 3 3 0 9 BOOK 5834 PAGE 389

FORM NO. WD-1

4722 12/28 161.20- CHECK

IDENTIF. REFERENCE

DEC 28 3 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,535.00

Stephen A. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1981.

Notary Public

MY COMMISSION EXPIRES 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay Street, Nashville, TN
~~401 Union Street Nashville Tennessee 37219~~

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen A. Maynard (NAME) | Same (NAME) | 23W 10370 |
| 622 Meadowview Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 83-6 |
| Mt. Juliet, Tennessee 37122 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | Par 378 |

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, CLYDE SPENCER and wife, JOY O. SPENCER

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. 7 on the Resubdivision of a part of Lot 9, W. L. Horn's Spout Spring Addition, of record in Book 5200, page 211, Register's Office for said County.

SAID Lot No. 7 fronts 95.0 feet on the southerly margin of Eastland Avenue and extends back between parallel lines 150.00 feet to a line in the rear on which it measures 94.65 feet.

BEING the same property conveyed to Clyde Spencer by deed from Anil Gupta and wife, Veena K. Gupta of record in Book 5577, page 251, 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 vendor's lien retained in the deed of record in Book 5577, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above mentioned plan of record.

This instrument is executed on behalf of Clyde Spencer by Joy O. Spencer as his Attorney in Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

unimproved ( )
This is improved (X) property, known as 1818 Eastland Avenue, 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 our hand s this 21st day of December, 1981

Clyde Spencer

Clyde Spencer by Joy O. Spencer Joy O. Spencer Joy O. Spencer
Attorney in Fact.

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOY O. SPENCER

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 21st day of December, 1981.

Commission expires 1-11-82

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

CLYDE SPENCER ET UX

TO

STEPHEN A. MAYNARD ET UX

RETURN TO: Box 30
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy O. Spencer, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Clyde Spencer as his Attorney in Fact as the free act and deed of the within named Clyde Spencer.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1981.

Notary Public

My Commission Expires: 1-11-82

[redacted] [redacted]

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5834 PAGE 391

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 |
|---|---|---|---|---|
| | | | 59535.00- CO | |
| | | | 154.70 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 161.20- |
| 4722A | 12/28/81 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 73309

IDENTIFICATION REFERENCE

DEC 28 3 01 PM '81

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

**No.** 859570