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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

D. J. Maynard, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1982

Notary Public

MY COMMISSION EXPIRES: June 16, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David More Maynard, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	131-11 #65
4608 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	16DA-30960
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Robert M. Smith and wife, Nancy Greenfield Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David More Maynard and wife, G. Jane 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. 21 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County.

Said Lot No. 21 fronts 181 feet on the east side of Benton Smith Road and runs back between lines, 236.5 feet on the south line and 228.5 feet on the north line to a dead line in the rear which is a broken line, measuring 207.8 feet thereon.

The above described property was conveyed to Lee Fleisher and wife, Nancy B. Fleisher by deed from James P. Chowning and wife, of record in Book 4563, page 2, Register's Office for said County, the said parties having since divorced and Lee Fleisher having quitclaimed his interest to Nancy Greenfield Smith, formerly Nancy B. Fleisher, of record in Book 5743, page 523, said Register's Office and Nancy Greenfield Smith having quitclaimed an interest to Robert M. Smith for the purpose of creating a tenancy by the entirety by instrument of record in Book 5743, page 525, Register's Office for said County.

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 4563, page 4, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 4608 Benton Smith Road, Nashville, TN 37215
(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 25th day of January, 1982

Robert M. Smith

Nancy Greenfield Smith

VIRGINIA
STATE OF TENNESSEE
~~DAVIDSON~~
CITY
County of NORFOLK

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Smith and Nancy Greenfield Smith

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 NORFOLK Virginia, ~~Tennessee~~, this 25 day of January 19 82

Commission expires April 19, 1982

Angelo Dilaria
Notary Public

Commonwealth of Virginia,
City of Norfolk, to-wit:

I, HUGH L. STOVALL, Clerk of the Circuit Court of the City of Norfolk, in said Commonwealth, which said Court of Record, having a seal, do hereby certify,

That Angelo Dilaria whose name is subscribed to the certificate of proof or acknowledgment of the annexed instrument and thereon written, was, at the time of taking such proof or acknowledgment, a Notary Public City of Norfolk in and for said City, duly commissioned and sworn, and authorized by the laws of said Commonwealth to take the acknowledgments and proofs of deeds or conveyances for land, tenements and hereditaments in the said Commonwealth of Virginia, and to administer oaths; and further, that I am well acquainted with the handwriting of said Officer and verily believe that the signature to said certificate or proof, affidavit or acknowledgment, is genuine. And it is further certified that no seal is necessary to be filed.

In Testimony Whereof, I have hereunto set my hand and affixed of said Court, this 25 day of January, 19 82

Hugh L Stovall Clerk.

CLERK CIRCUIT COURT CITY OF NORFOLK VIRGINIA

WARRANTY DEED

FROM

Robert M. Smith, et ux

TO

David More Maynard, et ux

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

Phone 255-1631
NASHVILLE, TENNESSEE 37208

G 78676

RUSH

IDENTIF. REFERENCE

FEB 4 12 30 PM '82

REGISTER
DAVIDSON COUNTY, TENN.

1257 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			7750.00- CO	
			201.50 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	208.00-
1257A02/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 6 7 6

IDENTIF. REFERENCE

FEB 4 12 30 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 865848