THIS INSTRUMENT PREPARED BY: [redacted] and [redacted]ISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Both

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Philip H. Mayes 516 Brookvale Terrace Nashville, TN 37209	First American National Bank of Nashville First American Center, Real Estate Group Nashville, TN 37237	103-6-117 8DZ 57033

WARRANTY DEED

BOOK 6373 PAGE 491

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEN R. MAYES and wife, EVALYN B. MAYES hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILIP H. MAYES and wife, JEAN H. MAYES hereinafter called the Grantee, Grantee's 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. 38 on the plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office for said County.

SAID Lot No. 38 fronts 80.2 feet on the southeasterly margin of Brookvale Terrace and extends back 180.2 feet on the northeasterly line and 103.8 feet on the southwesterly line to a dead line in the rear, measuring 106 feet thereon.

Together with a permanent easement for driveway purposes across the southerly front corner of Lot No. 39 of said Subdivision as conveyed by instrument of record in Book 5185, page 351, said Register's Office.

BEING the same property conveyed to Ben R. Mayes and wife, Evalyn B. Mayes by deed from John James Daddario, Jr. and wife, Jane B. Daddario, of record in Book 5763, page 737, Register's Office for Davidson County, Tennessee.

This is (~~X~~) improved property, known as 516 Brookvale Terrace, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of August, 1984.

Ben R Mayes
Ben R. Mayes

Evalyn B Mayes
Evalyn B. Mayes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 19 84, before me personally appeared Ben R. Mayes and Evalyn B. Mayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-17-84

Notary Public

NOTARY PUBLIC LARGE COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

BOOK 6373 PAGE 492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 43,750.00.

Philip H. Mayes
Affiant

Subscribed and sworn to before me, this the 31st day of August, 19 84.

My Commission Expires: 11-1784

_____
Notary Public

7384 09/04 120.12- CHECK

WARRANTY DEED

from:
BEN R. MAYES AND WIFE,
EVALYN B. MAYES

to:
PHILIP H. MAYES AND WIFE,
JEAN H. MAYES

RETURN TO: JCB
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

SEP 4 11 32 AM '84
DAVIDSON COUNTY, TN
REGISTER

I 47255

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6373 PAGE 493

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

43750.00- CAMT.
113.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.12-
7384A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 4 7 2 5 5

IDENTIF. REFERENCE

SEP 4 11 32 AM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066000