FORM NO. WD-1

File Box 9

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*From unverified information furnished by the parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Donald J. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 1984.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY *
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Maynard etux (NAME)	Wachovia Mortgage Company (NAME)	Map 149-5
4753 Volunteer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Parcel 87
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	2DU-68682

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, William R. Hostettler and wife, Monice M. Hostettler,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Maynard and wife, Mary F. 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:

Lot No. 107 on the plan of Terragon Trails, Section One, recorded in Book 4860 at page 61, as amended by instruments recorded in Book 5066 at page 836, both in the Register's Office for said County.

Being the same property conveyed to William R. Hostettler by deed from Commerce Union Bank, recorded in Book 5704 at page 726 in said Register's Office.

This conveyance is made subject to (1) property taxes for 1984 for which Grantees will be responsible, (2) restrictive covenants recorded in Book 4967 at page 406 in said Register's Office, (3) the matters shown on said plan as amended and (4) the three deeds of trust recorded in Book 5118 at page 336 [William R. Hostettler hereby transfers to Grantees the escrow account in connection therewith], Book 5704 at page 729 and Book 6251 at page 850, all in said Register's Office.

Monice M. Hostettler joins in this deed only for the purpose of conveying all of her marital rights in said property, if any.

This is unimproved ( ) improved (XX) property, known as 4753 Volunteer Drive, Antioch, TN, 37013
(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 24th day of October, 1984

William R. Hostettler

Monice M. Hostettler

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named William R. Hostettler and wife, Monice M. Hostettler,

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 Nashville, Tennessee, this 24th day of October 19 84

Commission expires 11-1-87

John V. Adams
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

William R. Hostettler and wife, Monice M. Hostettler

TO

Donald J. Maynard and wife, Mary F. Maynard

Prepared By:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215
File Box 9

IDENTIFICATION REFERENCE

1589.35

FILED FOR RECORD
DAVIDSON COUNTY, TN
Oct 25 10 27 AM '84
REGISTER

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
			42000.00- CAMT.	
			109.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.70-
1628A	10/25/84	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 9 3 5

IDENTIF. REFERENCE

Oct 25 10 37 AM 84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0079842