FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,340.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

BOOK 7833 PAGE 136

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Jr., Atty. 2815 Lebanon Rd, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Darlene Maynard (NAME)	Standard Federal Savings Bank (NAME)	119-5-45
210 Peachtree (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9481 (STREET ADDRESS)	06DA 15122
Nashville (CITY) (STATE) 37210 (ZIP)	Gaithersburg, MD 20898-9481 (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, I, Thomas Scott Maynard, A Single Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Darlene 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 Overhill City and W. H. Fox Subdivision, of record in Book 332, page 21, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas Scott Maynard by deed from James B. O'Brien of record in Book 7302, page 982 and re-recorded in Book 7303, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is conveyed subject to any and all existing easements of record

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 6944, page 187 , Register's Office for Davidson County, Tennessee, in the original principal amount of $ 39963.00. The escrow account will also be assumed by the grantee at no cost to her.

Chessie Scott executes this instrument in behalf of Thomas Scott Maynard pursuant to a Power of Attorney being recorded simultaneously herewith.

MAY 4 11 13 AM '89

30271

This is unimproved ( ) improved (XX) property, known as 210 Peachtree, Nashville, Tennessee 37210
(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 28th day of March, 19 89

Thomas Scott Maynard by Chessie Scott, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
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

T: s Scott Maynard

TO

Kathy Darlene Maynard

State of Tennessee

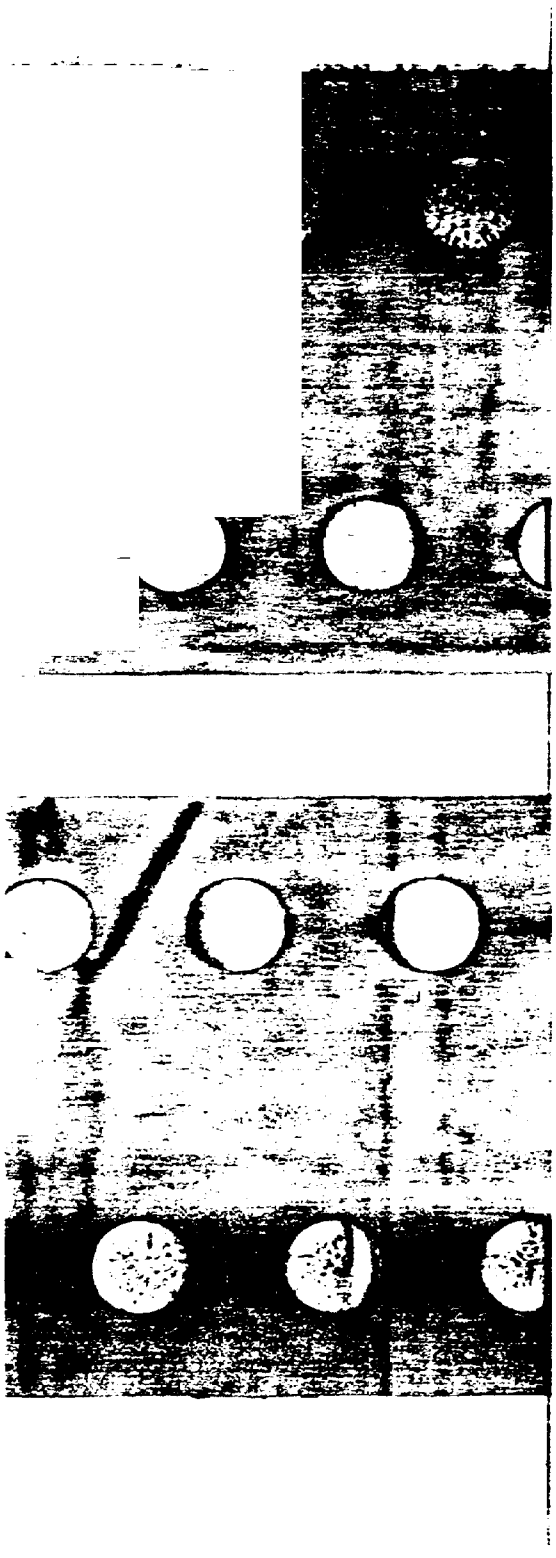
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chessie Scott, with whom I am personally acquainted, and who executed the foregoing instrument in behalf of Thomas Scott Maynard, and acknowledged that she executed the same as the free act and deed of the said Thomas Scott Maynard Witness my hand and official seal this 28th day of March, 1989.

Commission Expires:

March 11, 1991

Notary Public



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	39340.38
CON TX	129.69
PRFEE	0.50
WDEED	6.00
TOTAL	136.19
CHECK	136.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 14 0001 2955

3027 N.

TENNESSEE TAX REFERENCE

MAY 4 11 13 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 236425