30281

IDENTIFICATION REFERENCE

MAY 4 11 20 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,715.75

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 169

Mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Darlene Maynard (NAME)	Citicorp Mortgage (NAME)	119-6-38
210 Peachtree (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 790002 (STREET ADDRESS)	6DA 14756
Nashville, TN 37240 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0002 (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, 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. 2 on the Map of Sterling Heights, Section 2, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 2 fronts 65 feet on the north side of Jay Street and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Thomas Scott Maynard by deed from Charles E. Youn et ux Deborah T. Youn of record in Book 7418, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is 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 6568, page 685 , Register's Office for Davidson County, Tennessee. The escrow account is also transferred to Grantee at no cost.

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

Unimproved ( )
This is improved (X) property, known as 94 Jay Street, 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

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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

TO

State of Tennessee

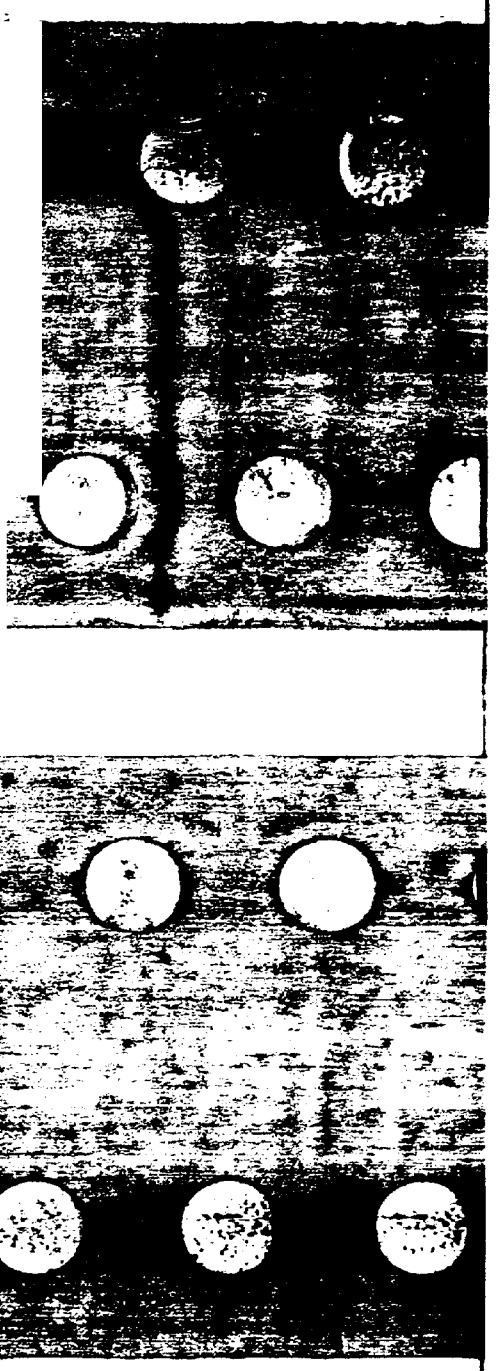
County of Davidson

personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chessie Scott, the bargainor, with whom I am personally aacquainted and who acknowleged that she executed the foregoing instrument in behalf of Thomas Scott Maynard and 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

Notary Public

Commission Expires: March 11, 1991



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 171

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

MISC 6.00
~~TOTAL 6.00~~
~~CHECK 6.00~~

05/04/89 01 VOID 0001 2965
MISC 6.00
CAMT 44715.75
CON TX 147.51
~~PRFEE 0.50~~
~~MTGFEE 6.00~~
~~TOTAL 148.01~~
~~CHECK 148.01~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 11:23 0001 2966

TOTAL 154.01

30281.

IDENTIFICATION REFERENCE

MAY 4 11 20 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206435