THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC. mael
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Mr. & Mrs. Mike Maynard
1005 Sharpe Avenue
Nashville, Tn. 37206

NAME OF MORTGAGEE:
RUSSELL B. LACKEY AND JAMES A. POWELL
208 CHURCHILL PLACE
FRANKLIN, TN 37064

ADDRESS NEW OWNERS:
MR. & MRS. MIKE MAYNARD
1005 SHARPE AVENUE
NASHVILLE, TN 37206

MAP 83-1, GROUP ___, PARCEL 114

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY FIVE THOUSAND THREE HUNDRED ($35,300.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, JAMES A. POWELL AND RUSSELL B. LACEY, have this day bargained and sold and do hereby transfer and convey unto MIKE MAYNARD and wife, BETTY S. MAYNARD, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 36 in Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the North side of Sharpe Avenue, and extends back northwardly between parallel lines with the easterly margin of Kline Street, 154.5 feet to an alley.

Being the same property conveyed to James A. Powell and Russell B. Lacey by deed of Joe F. Lyon and wife, Doris M. Lyon, of record in Book 4722, page 496, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said MIKE MAYNARD and wife, BETTY S. MAYNARD, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said MIKE MAYNARD and wife, BETTY S. MAYNARD, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property, to the said MIKE MAYNARD and wife, BETTY S. MAYNARD, their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, we have set our signatures on this the 30 day of March, 1990.

RUSSELL B. LACEY

BARBARA LACEY

JAMES A. POWELL

SYBIL POWELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell B. Lacey and James A. Powell and wife, Sybil Powell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30 day of March, 1990.

(SEAL)

Notary Public

My Commisssion Expires:

Jan. 24, 1994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Lacey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 29 day of March, 1990.

Notary Public

My Commission Expires:

Feb. 26, 1991

STATE OF TENNESSE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $35,300.00.

Betty S Maynard

Sworn to and subscribed to before me, on this the 30 day of March, 1990.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard
Notary Public

My Commission Expires:
Jan. 24, 1994

1535U

IDENTIF. REFERENCE

Rec'd 2 30 PM '90

MAIL TAX NOTICE TO: SAME 12.00



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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 313

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 35300.00
				CON TX 116.49
				PRFEE 1.00
				WDEED 9.00
				TOTAL 126.49
				CHECK 126.49
04/02/90	01			14:37 0001 7074

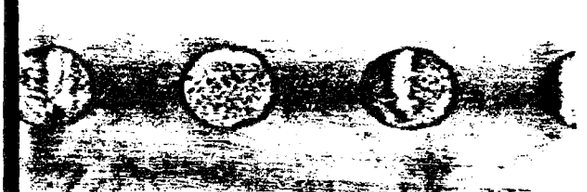
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15350

IDENTIF. REFERENCE

APR 2 2 38 PM '90

DAVIDSON COUNTY



No. 306238