Book 33

BOOK 8380 PAGE 748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Jerry D Maynard Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 91

Carol Page
Notary Public

MY COMMISSION EXPIRES: 9/24/94
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry D. Maynard, Jr. | Sovran Mortgage Corporation | MAP 71-8 |
| (NAME) | (NAME) | |
| 434 E. Trinity Lane | 1512 Willow Lawn Drive | PARCEL 290.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | Richmond, Virginia 23230 | 12DA-50970 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Audney Rhoten and wife, Louise Rhoten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Maynard, Jr.

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:

See attached Exhibit "A"

This property is conveyed subject to any and all existing easements, restrictions and setback lines of record.

247.3.3.

IDENTIFICATION

JUN 24 9 08 AM '91

unimproved ( )
This is improved ( X ) property, known as 434 E. Trinity Lane, Nashville, Tennessee 37207
(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 hand s this 19th day of June, 19 91

Audney L. Rhoten by Rachel L. Rhoten Attorney in fact.
Audney Rhoten

Rachel L. Rhoten
Louise Rhoten


First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June 19 91.

Commission expires 9/24/94

Carol Cage
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of June, 1991, before me, the undersigned Notary Public, personally appeared Louise Rhoten, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Ausney Rhoten, and acknowledged that she executed the same as the act of Ausney Rhoten for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

9/24/94
My commission expires:

Carol Cage
Notary Public



**WARRANTY DEED**

**FROM**

Audney Rhoten and wife, Louise Rhoten

**TO**

Jerry D. Maynard, Jr.

**RETURN TO:**

Mark A. Ellmore, Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly 21 feet of Lot No. 89, on the Map of Joywood Subdivision, of record in Book 974, page 45, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 69 feet on the south side of Trinity Lane and run back between lines, 177.75 feet, more or less, on the west line of part of Lot NO. 89 and 178 feet on the east line of Lot 88 on the west margin of Jones Avenue, to a dead line in the rear on which they measure 69 feet.

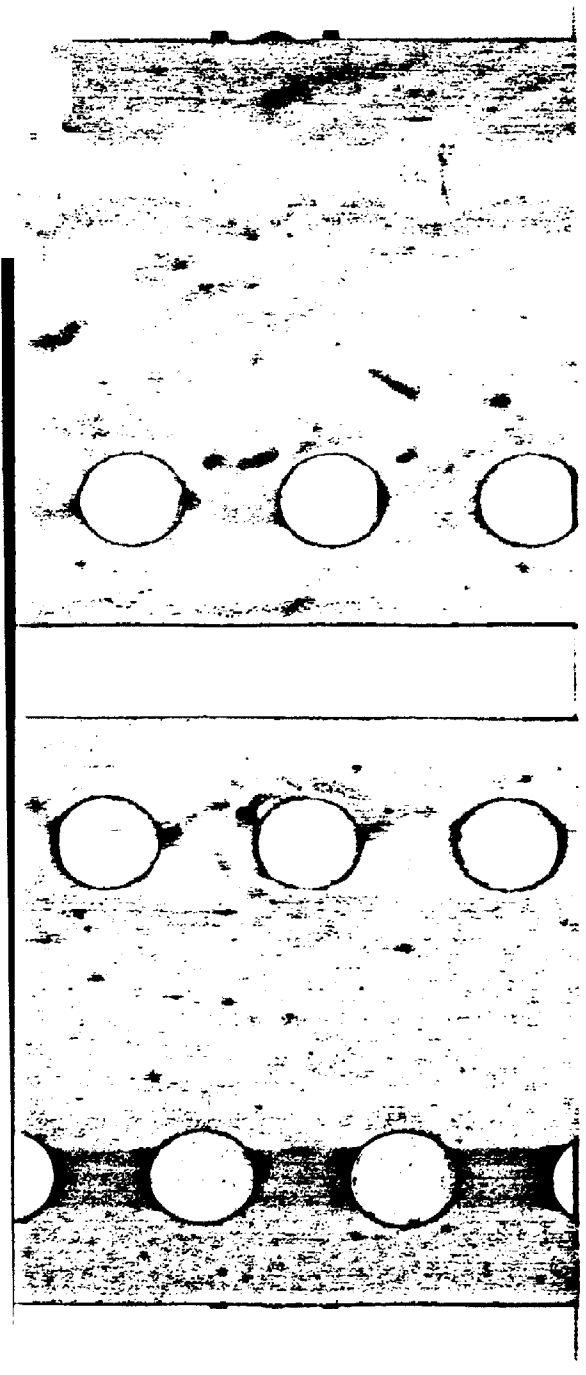
Being the same property conveyed to Audney Rhoten and wife, Louise Rhoten by deed from Bryant Wilbur, Bud Parkhurst, and Cecil Adams, Trustees for the Bethel Church of The Nazarene, of record in Book 1680, page 513, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded therefrom is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6008, page 299, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 88 on the easterly 21 feet of Lot No. 89 on the Map of Joywood Subdivision of record in Book 974, page 45, Register's Office for said County.

Beginning at a point in the northwestern corner of property belonging to Audney Rhoten and wife, said point being common to Parcel 289 on Map 71-8, as recorded in Book 5619, page 019, of the Register's Office for Davidson County, Tennessee; thence easterly along the existing right-of-way line of East Trinity Lane, bearing South 84 degrees 01 minutes 26 seconds East, 69 feet, more or less, to a point; thence southerly along the existing western right-of-way line of Jones Avenue, bearing South 3 degrees 26 minutes 34 seconds West, 33.7 feet, more or less, to a point; thence with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence in a straight line, bearing North 84 degrees 01 minutes 26 seconds West, 40.30 feet, more or less, to a point in the common property line of Parcels 290 and 289 on Map 71.8; thence along said property line, bearing North 3 degrees 26 minutes 34 seconds East, 5 feet more or less, to the point of beginning, and containing an area of 518.60 square feet, more or less.

5734 06/24 0101 03CHECK 141.67



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

**BOOK 8380 PAGE 751**

| | | |
|---|---|---|
| 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 39900.00 |
| | | | | CON TX 131.67 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 141.67 |
| | | | | CHECK 141.67 |
| 06/24/91 | 01 | | | 09:09 0001 6734 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 7. 3. 3.

IDENTIFICATION REFERENCE

JUN 24 9 08 AM '91

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

**No. 433737**