BOOK 9602 PG 965

file box 52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 95

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/9/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth R. Mayton (NAME)	Sierra Western Mortgage (NAME)	131-11-63
4608 Benton Smith Road (ADDRESS)	9451 Corbin Avenue (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (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, David More Maynard and wife, G. Jane Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth R. Mayton

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 Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County.

Said Lot No. 21 fronts 181 feet on the east side of Benton Smith Road and runs back between lines, 236.5 feet on the south line and 228.5 feet on the north line to a dead line in the rear which is a broken line, measuring 207.8 feet thereon.

Being the same property conveyed to David More Maynard and wife, G. Jane Maynard by deed from Robert M. Smith and wife, Nancy Greenfield Smith, of record in Book 5848, page 986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

95 FEB 24 AM 9:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

36830
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4608 Benton Smith Road, Nashville, Tennessee 37215
(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 22nd day of February 19 95

David More Maynard by Mark ... atty in fact
David More Maynard

G. Jane Maynard by Mark ... atty in fact
G. Jane Maynard

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 David More Maynard and wife, G. Jane Maynard

the bargainor s, 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 Brentwood, Tennessee, this 22nd day of February, 19 95.

Commission expires _____

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 WILLIAMSON

On this 22nd day of February, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David More Maynard, and acknowledged that he executed the same as the free act and deed of the said David More Maynard. Witness my hand and official seal at Brentwood, Tennessee this 22nd day of February, 1995.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/7/95

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of G. Jane Maynard, and acknowledged that he executed the same as the free act and deed of the said G. Jane Maynard. Witness my hand and official seal at Brentwood, Tennessee this 22nd day of February, 1995.

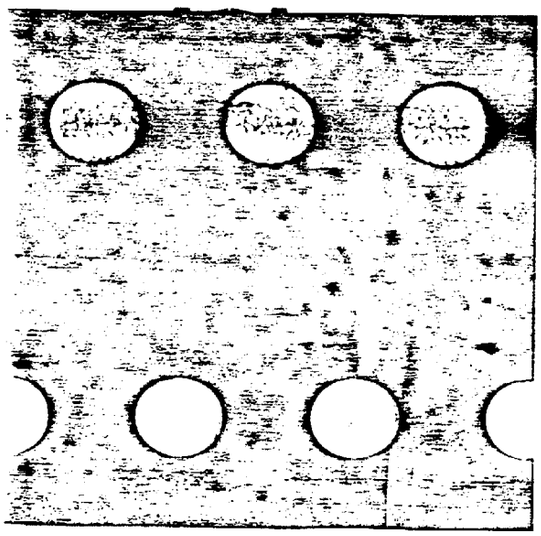
KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

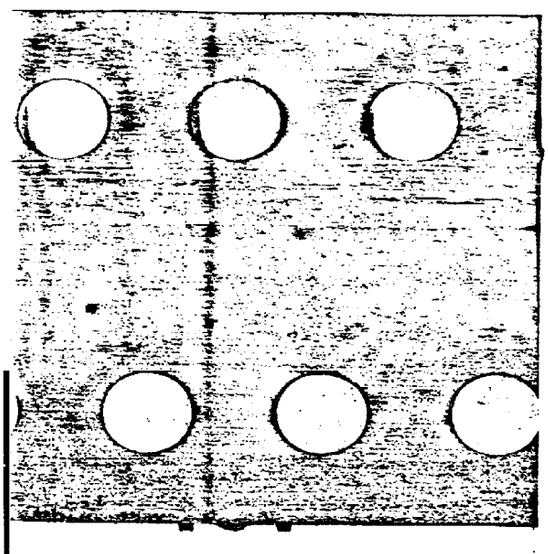
My Commission Expires:
11/7/95

Notary Public

4643 02/24 0101 03CHECK

508.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9602 PG 967

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

CAMT 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

02/24/95 01 09:49 0001 4643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36830
IDENTIFICATION REFERENCE

95 FEB 24 AM 9:50

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 884323