27 67

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Karyn S. Armistead | Columbia National, Incorporated | MAP and PARCEL |
| | Attn: Tax Dept. | |
| 3246 Lakeford Drive | P.O. Box 3050 | 108-12-93 |
| Nashville, TN 37214 | Columbia, MD 21045-6050 | |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

BOOK 10071 PG 910

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roy M. Maines, Sr., unmarried, and Roy M. Maines, Jr., married, joint tenants with right of survivorship**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Karyn S. Armistead, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**BEING Lot No. 37B of the Zone Lot Division of Lots Nos. 37 and 57, of East Lake Subdivision, Section IV, of record in Plat Book 5200, Page 579, amending Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Roy M. Maines, Sr. and Roy M. Maines, Jr., both unmarried, as joint tenants with the right of survivorship, by warranty deed from Pope Mortgage Company, a Delaware Corporation, of record in Book 7434, Page 872, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 3246 Lakeford Drive, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5800, Page 245, as amended in Book 5200, Page 579, said Register's office and all matters therein; 3) Restrictive Covenants appearing on old plat.**

**Roy M. Maines, Jr. hereby warrants that he has never lived in the property herein conveyed as a married person.**

3732 06/04 0101 03CHECK 212.13

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $54,900.00

Affiant

Subscribed and sworn before me this 23rd day of May, 1996.

My Commission Expires: 7/4/1999

Notary Public

ARCHER

96 JUN -4 AM 9:38

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE 0188369

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **23rd** day of **May, 1996**.

BOOK 10071 PG 911

**Roy M. Maines, Sr.**

**Roy M. Maines, Jr.**

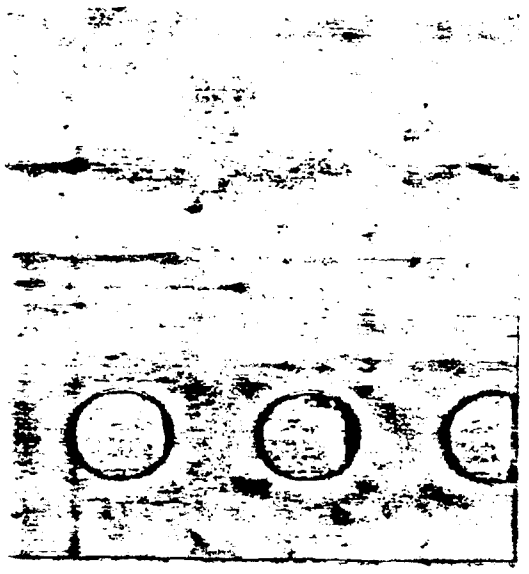
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Roy M. Maines, Sr., unmarried, and Roy M. Maines, Jr., married, joint tenants with right of survivorship** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **23rd** day of **May, 1996**.

**Notary Public**
**My Commission Expires:** July 14, 1999

File No. 9605-223



**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

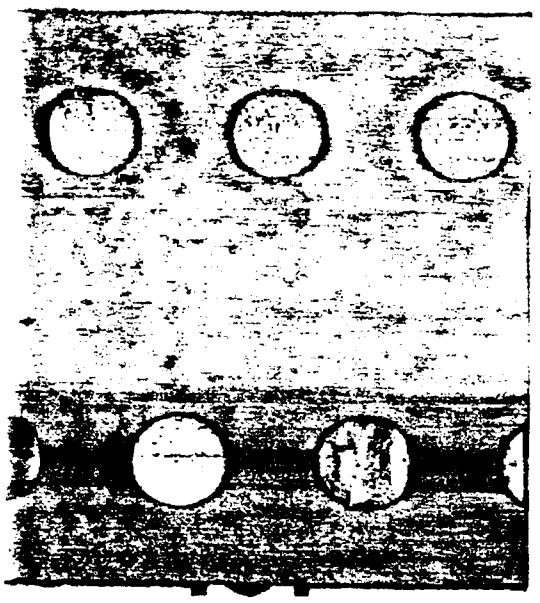
**RECEIVED OF** _____

**FOR** _____

BOOK 10071 PG 912

| | | |
|---|---|---|
| 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 54900.00
CON TX 203.13
PRFEE 1.00
WDEED 8.00
TOTAL 212.13
CHECK 212.13

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 0001 8732

0188369
IDENTIF. # REFERENCE

96 JUN -4 AM 9:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1046611