BOOK 10177 PG 822

NAME AND ADDRESS OF NEW OWNERS:
Richard A. Davis
4414 Park Avenue
Nashville, TN

SEND TAX BILLS TO:
Trans Financial Bank TN, N.A.
806 West Lokey Avenue
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

WARRANTY DEED

(Map 91.16, Parcel 28)

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 of all of which is hereby acknowledged, the undersigned, **Estate of Charles Ross Maynard, by and through its Executrix, Diann Johnson; and Diann Johnson, Jerry Blair and Billy Myatt, as Trustees of the Trust under the Will of Charles Ross Maynard**, have bargained and sold and do hereby transfer and convey unto **Richard A. Davis and Shari F. Davis, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of the Plan of Charlotte Park Company's First Addition (part of the tract marked "Exchange Building"), as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and described according to survey of John Kohl, dated June 4, 1971, as follows:

Beginning at a point on the northerly boundary of Park Avenue (formerly First Avenue), said point being located 360.5 feet west of the westerly boundary of 44th Avenue (said point of beginning has been erroneously described in prior deeds as 460.5 feet); thence northwardly 150 feet to the southerly margin of a 25-alley; thence westwardly with said alley 50 feet to a point; thence southwardly 150 feet to a point on the northerly boundary of Park Avenue; thence with said boundary eastwardly 50 feet to the beginning.

BEING the same property conveyed to Ross Maynard (also known as Charles Ross Maynard) by Warranty Deed of record in Record Book 7850, page 860, and re-recorded in Record Book 7864, page 1; both of the Register's Office of Davidson County, Tennessee. The said Charles Ross Maynard died testate on February 7, 1996 with Will of record in the Probate Court of Davidson County, Tennessee, Case No. 96P-466, said Will specifically directing that said property go to Eunice H. Brooks for life or until she can no longer physically residence in said residence; said Will further directing that upon the incapacity of Eunice H. Brooks to live at said residence, said real estate shall be sold and the proceeds therefrom shall be paid into the trust created and administered by Diann Johnson, Jerry Blair & Billy Myatt (now deceased), as Trustees for the Trust established in said Will; and it now being agreed by all parties hereto that the said Eunice H. Brooks can no longer physically reside in said residence and accordingly said property is being sold in accordance with Article II of said Will upon the said surviving trustee's designated therein joining in this instrument to convey any interest of the Trust and to approve all of the terms and conditions of the conveyance.

SUBJECT to an easement for 10' Alley granted to Mannie Murray as shown of record in Book 611, page 648; any and all matters of record and as shown in Plat Book 57, page 103; all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

The undersigned covenants with the said grantees that they are lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the grantees.

The undersigned further covenants and binds themselves, their successors, heirs, and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ITS HAND AND SIGNATURE on this 19 day of August, 1996.

Estate of Charles Ross Maynard

BY: Executrix
Diann Johnson, Executrix

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~~Eunice H. Brooks, Individually~~

Trust under the Will of Charles Ross Maynard

BY: Trustee
Diann Johnson, Trustee

Trust under the Will of Charles Ross Maynard

BY: Jerry Blair, Trustee
Jerry Blair, Trustee

STATE OF MICHIGAN)
:ss
COUNTY OF Calhoun)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Diann Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be a Trustee of the Trust under the Will of Charles Ross Maynard, the within named bargainor, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the the Trust under the Will of Charles Ross Maynard by herself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this 19 day of August, 1996.

My Commission Expires:
Oct. 12, 1998

Notary Public

STATE OF MICHIGAN)
:ss
COUNTY OF Calhoun)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Diann Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Executrix of the Estate of Charles Ross Maynard, the within named bargainor, and that she, as such Executrix, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as Executrix.

WITNESS MY HAND AND OFFICIAL SEAL, this 19 day of August, 1996.

My Commission Expires:
Oct 12, 1998

Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jerry Blair** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Trustee of the Trust under the Will of Charles Ross Maynard, the within named bargainor, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the the Trust under the Will of Charles Ross Maynard by himself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this 19 day of August, 1996.

My Commission Expires:
5-23-98

Notary Public

~~STATE OF TENNESSEE~~)
:ss
~~COUNTY OF DAVIDSON~~)

~~Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Eunice H. Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.~~

~~WITNESS MY HAND AND OFFICIAL SEAL, this _____ day of August, 1996.~~

~~My Commission Expires:~~

~~Notary Public~~

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of August, 1996.

My Commission Expires:
2-28-98

Notary Public

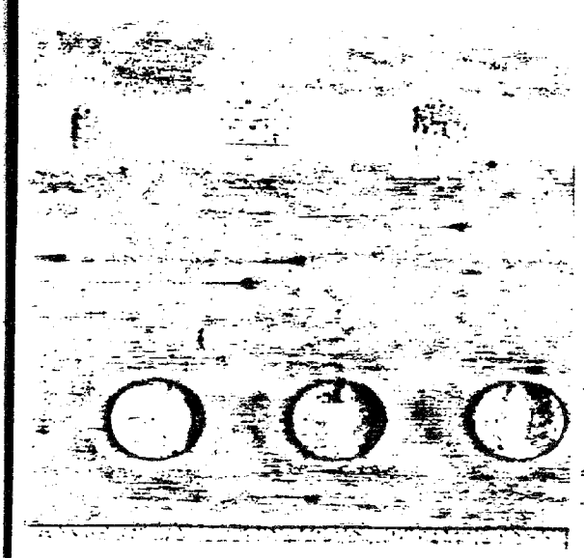
0221115

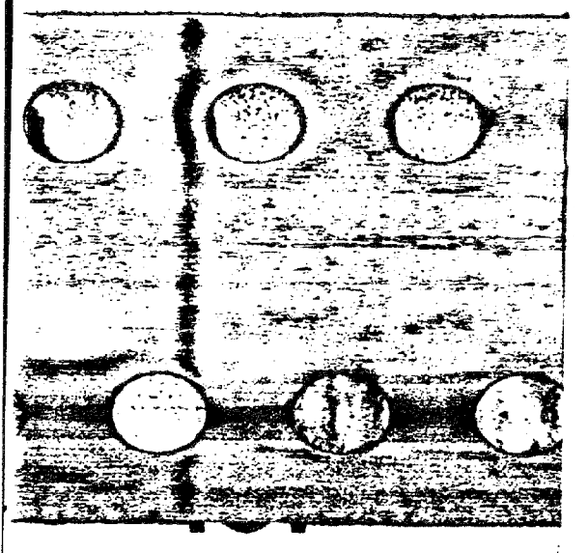
IDENTIF. & REFERENCE

FILED 4 PM

CALHOUN COUNTY, MICHIGAN

405294 0101 CHECK 379.00





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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 824

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 100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 379.00
				CHECK 379.00
09/04/96	01			13:12 0001 4052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221115
IDENTIF. & REFERENCE

96 SEP -4 PM 1:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1026554