mail

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 10264 PG 672

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW 150 Vivrett Lane Mt. Juliet, Tenn. 37122	Owner as of Record	Map 53-03 Parcel 393.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the Beneficiaries of the Estate of CHRISTINE R. MAYNARD ROSS, being DOROTHY MAYNARD SCOTT, FRED M. MAYNARD, JR., and DONALD MAYNARD, hereinafter referred to as *Grantors*, have this day bargained and sold, and do hereby transfer and convey unto the said GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, hereinafter referred to as *Grantees*, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Situated in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 6, Section "E", Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Fred M. Maynard and wife, Christine R. Maynard, his wife, as tenants by the entirety, by deed of record in Book 2015, Page 298, Register's Office for Davidson County, Tennessee; the said Fred M. Maynard having predeceased Christine R. Maynard and the said Christine R. Maynard having since died and at the time of her death being Christine R. Maynard Ross, pursuant to her Last Will & Testament of record in the Probate Court of Davidson County, Tennessee, Docket No. 96P-1283, property now vests in her three children, Dorothy Maynard Scott, Fred M. Maynard, Jr. and Donald Maynard. Christine R. Maynard and Jewell Christine Maynard Ross are one and the same person.
>
> These premises are not the principal residence of the Grantors. This is improved property known as 1606 Turner Street.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 14 day of November, 1996.

DOROTHY MAYNARD SCOTT

FRED M. MAYNARD, JR.

DONALD MAYNARD

BOOK 10264 PG 673

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 72,500.00.

Sworn to and subscribed before me on this the 14 day of November, 1996.

NOTARY PUBLIC

My Comm. Expires: 10/12/98

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, DOROTHY MAYNARD SCOTT, FRED M. MAYNARD, JR., and DONALD MAYNARD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 14 day of November, 1996.

NOTARY PUBLIC

My Comm. Expires: 10/12/98

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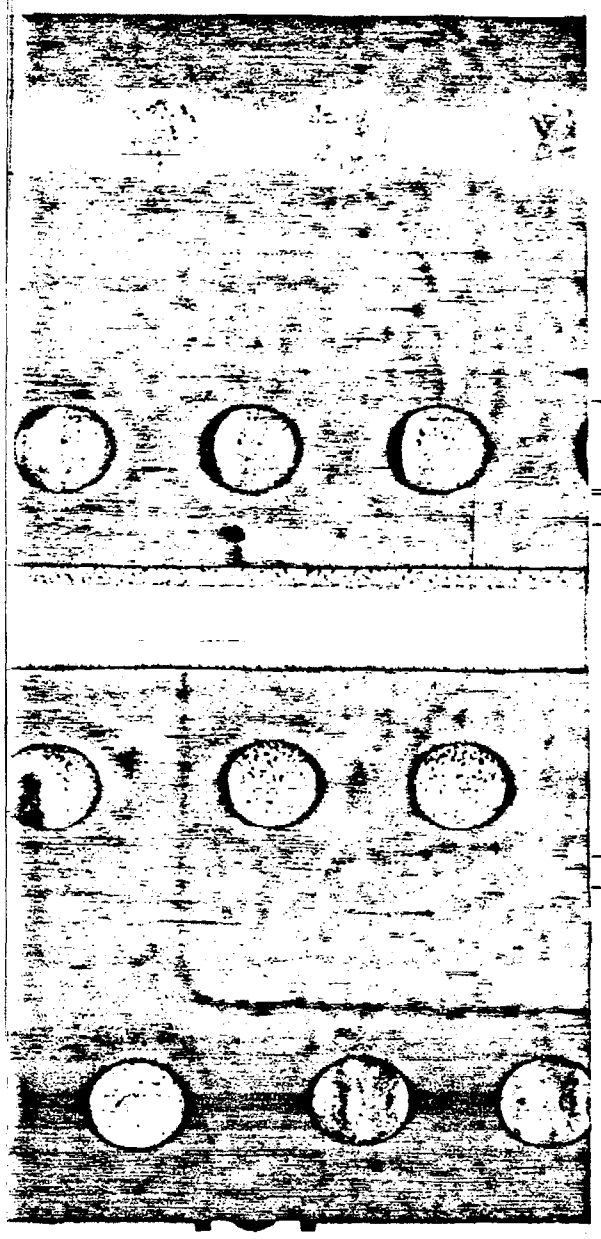
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96 NOV 20 AM 9:07

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

02482 16

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10264 PG 674

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	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	8.00
TOTAL	277.25
CHECK	277.25

11/20/96 01 09:06 0001 7240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248216
IDENTIF. ↑ REFERENCE

96 NOV 20 AM 9:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089953