This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10756 PG 1

# WARRANTY DEED

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| Jeffrey Allen Damon | Same | Map 103.4 |
| 4111 Media Street | | Par 337 |
| Nashville, TN | | |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred M. Maynard, Jr., and wife, Debbia Ralls-Maynard, have this day bargained and sold, and do hereby transfer and convey to the said Jeffrey Allen Damon and wife, Cynthia D. Damon, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lo No. 108 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said Lot No. 108 fronts 100 feet on the Southerly side of Wyoming Avenue, now Media, and runs back 139.1 feet on the easterly line and 139.7 feet on the westerly line to an alley, measuring 100 feet thereon.

Being the same property conveyed to Fred M. Maynard, Jr., and wife, Debbia Ralls-Maynard, by deed from Jmaes Pickle of record in Book 6298, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as 4111 Media Street, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey Allen Damon and wife, Cynthia D. Damon, their heirs and assigns, forever.

And we, Fred M. Maynard, Jr., and wife, Debbia Ralls-Maynard, do covenant with the said Jeffrey Allen Damon and wife, Cynthia D. Damon that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And we, Fred M. Maynard, Jr., and wife, Debbia Ralls-Maynard, do further covenant and bind ourseleves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jeffrey Allen Damon and wife, Cynthia D. Damon, their heirs and assigns against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 12TH day of January, 1998.

BOOK 10756 PG 2

Fred M. Maynard
FRED M. MAYNARD, JR.

Debbia Ralls Maynard
DEBBIA RALLS-MAYNARD

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred M. Maynard, Jr. and wife, Debbia Ralls-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 within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $120,250.00.

453.93

AFFIANT

Subscribed and sworn to before me, this 12th day of January, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires NOV. 27, 1999

PICK-UP

98 JAN 13 AM 9:49

REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0138965 1

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10756 PG 3

| | | |
|---|---|---|
| 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 120250.00
CON TX 444.93
PRFEE 1.00
WDEED 8.00
TOTAL 453.93
CHECK 453.93

01/13/98 01 09:46 0001 1529

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

0389651
IDENTIF. & REFERENCE

98 JAN 13 AM 9:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1242181