BOOK 10770 PG 219

This Instrument Prepared By: Map & Parcel 118-16-072
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

mail

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Robert P. Maynard		
5742 Hillsboro Road	Same	None
Nashville, TN 37215		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MILDRED ELIZABETH BOWNE SWAN, unmarried, BEVERLY CAROL BOWNE LAWSON, a married person, SANDRA LEE BOWNE-CULBERSON, a married person, have bargained and sold and by these presents do transfer and convey unto ROBERT P. MAYNARD and JANE C. MAYNARD, husband and wife, their heirs and assigns forever, the following described property, to wit:

Being all of Lots Nos. 53 and 54 on the Plat of Sidco, Section III, as of record in Bok 2663, page 41, described together as follows:

Said Lots Nos. 53 and 54 adjoin and front together 204.59 feet on the southerly margin of Norris Avenue and run back 382.68 feet on the westerly line of Lot No. 53 and 433.13 feet on the easterly line of Lot No. 54 to a curved line in the rear measuring 212.29 feet thereon.

Being the same property conveyed to Mildred Elizabeth Bowne Swan, Beverly Carol Bowne Lawson and Sandra Lee Bowne-Culberson by quitclaim deed from SunTrust Bank Nashville, N.A., Trustee under the Will of Melvin H. Bowne, of record in Book 10729, page 794, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 2663, page 41, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2708, page 87, as amended in Book 2741, page 553; Book 3029, page 174; Book 3221, page 12; and Book 4233, page 714, Register's Office of Davidson County, Tennessee.

4. Easement for railroad of record in Book 2293, page 573; Book 2499, page 79; and Book 2499, page 86, Register's Office of Davidson County, Tennessee.

5. Easement for sewer of record in Book 2707, page 619, Register's Office of Davidson County, Tennessee.

6. Exceptions and reservations in favor of United States of America, of record in Book 2152, page 347, Register's Office of Davidson County, Tennessee.

7. Rights of parties in possession under a certain Lease Agreement by and between Third National Bank in Nashville, Trustee under the Will of Melvin H. Bowne, and Maynard Food Store Equipment, Inc., dated October 20, 1994.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

JAMES T. LAWSON, SR. and SPENCER J. CULBERSON, husbands of BEVERLY CAROL BOWNE LAWSON and SANDRA LEE BOWNE-CULBERSON, join in the execution of this instrument to convey all right, title and interest they may have in the subject property by virtue of their marriage to BEVERLY CAROL BOWNE LAWSON and SANDRA BOWNE-CULBERSON.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of JANUARY, 1998.

Mildred Elizabeth Bowne Swan
MILDRED ELIZABETH BOWNE SWAN

Beverly Carol Bowne Lawson
BEVERLY CAROL BOWNE LAWSON

JAMES T. LAWSON, SR.

Sandra Lee Bowne-Culberson
SANDRA LEE BOWNE-CULBERSON

SPENCER J. CULBERSON

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 MILDRED ELIZABETH BOWNE SWAN, BEVERLY CAROL BOWNE LAWSON and husband, JAMES T. LAWSON, SR., SANDRA LEE BOWNE-CULBERSON and husband, SPENCER J. CULBERSON, the 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 and seal, at office, on this 23rd day of JANUARY, 1998.

NOTARY PUBLIC MARK HARRIS LACE WILLIAMSON CO., TENN.

My Commission Expires: 2-1-98

Notary Public

6302 01/23/98 0101 03CHECK 2612.25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $702,500.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of JANUARY, 1998.

My Commission Expires: 12-28-98

Notary Public

0394062
IDENTIF. & REFERENCE

98 JAN 27 PM 1:34

REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10770 PG 222

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
702500.00
CON TX 2599.25
PRFEE 1.00
WDEED 12.00
TOTAL 2612.25
CHECK 2612.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/27/98 01 13:38 0001 6303

0394062
IDENTIF. ↑ REFERENCE

98 JAN 27 PM 1:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1246897