RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42495

WARRANTY DEED

ANN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Nancy Eubank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Eubank, et ux	S A M E	75-53
120 Oak Hollow		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dorwood D. Maynard and wife, Ilene P. Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Eubank and wife, Nancy Eubank

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description

Unimproved (X)
This is improved ( ) property known as Route #3, Weber Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of November, 2003

Dorwood D. Maynard

Ilene P. Maynard

Davidson County DEEDWARR
Recvd: 11/17/03 14:39 3pgs
Fees:18.00 Taxes:425.50

20031117-0167478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DORWOOD D. MAYNARD and wife, ILENE P. MAYNARD, 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 official seal at Nashville, Tennessee, this the 13TH day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County, being shown as Tract No. 3, on a copy of a survey dated March 3, 1976, made by Bruce Rainey and Associates, and according to said survey is described as follows:

Beginning at an iron pin in the southerly margin of Weber Road, said point being the northwesterly corner of Tract 2 conveyed to Paul G. Vargas and wife, Frances I. Vargas, by deed of record in Book 5247, page 131, Register's Office for Davidson County, Tennessee; thence with Vargas's westerly line, south 71 degrees 22' 18" east 498.39 feet to an iron pin, Vargas' southwesterly corner; thence South 7 degrees 33' 00" West 383.57 feet to a point the southeasterly corner of Tract No. 4 conveyed to Mario Roberto Celia and wife, Teresa Celia, by deed of record in Book 5095, page 794, Register's Office for Davidson County, Tennessee; thence with Celia's easterly line North 43 degrees 39' 25" west 333.16 feet to an iron pin; thence continuing with Celia's easterly line North 71 degrees 22' 26" west 290.0 feet to an iron pin in the southerly margin of Weber Road, Celia's northeasterly corner; thence with Weber Road, North 21 degrees 59' 00" east and passing a monument at 37.0 feet, a total distance of 221.87 feet to the point of beginning, containing 3.15 acres, more or less.

Being the same property conveyed to Dorwood D. Maynard and wife, Ilene A. Maynard by deed from Mary Ann Jenkins and Raymond L. Jenkins, of record in Book 5502, page 215, Register's Office for Davidson County, Tennessee.