RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43362

Davidson County DEEDWARR
Recvd: 09/29/04 12:10 2pgs
Fees:13.00 Taxes:1204.35

20040929-0117115

# WARRANTY DEED

ALAN 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 $325,500.00

Patricia J. Alcantara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2004

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 |
|---|---|---|
| Boyd Wesley Maynard, Jr. | First Horizon Home Loan Corporation | 145-3-74 |
| 1200 Saxon Drive | P. O. Box 146 | |
| Nashville, TN, 37215 | Memphis, TN 38101 | |
| | | |

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,

**Patricia J. Alcantara, a widow**

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

**Boyd Wesley Maynard, Jr. and Melissa Anne Maynard, husband and wife**

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:

**Being Lot No. 7 on the Plan of Section I, Hillmont Estates, as of record in Book 3700, page 100, Register's Office for said County, and described as follows:**

**BEGINNING at a point in the northerly margin of Saxon Drive at the corner of Lots Nos. 7 and 8; thence easterly along the Drive with a slight curve 120.7 feet to a monument; thence northeasterly around a curve 38.52 feet to a monument in the westerly margin of Granny White Pike; thence northerly along the margin of said Pike, 233.9 feet to a monument; thence westerly along the rear line of Lot No. 7, 215.9 feet to the corner of Lot No. 7 and 8; thence southerly along the line between Lots 7 and 8, 243.4 feet to the beginning.**

**BEING the same property conveyed to Ildefonso A. Alcantara and wife, Patricia J. Alcantara, by Warranty Deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4347, Page 380, Register's Office for Davidson County, Tennessee. The said Ildefonso A. Alcantara has since died.**

Unimproved ( )
This is improved ( X) property known as 1200 Saxon Drive, Nashville, TN 37215

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 23rd day of September, 2004

Patricia J. Alcantara
Patricia J. Alcantara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Patricia J. Alcantara, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2004.

Notary Public

My Commission Expires: 7/29/2006

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