AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 05/11/06 09:21 2 pgs
Fees:13.00 Taxes:492.10
20060511-0055243

06-364

WARRANTY DEED

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

State of Tennessee
County of Davidson

The actual consideration or ~~value~~, whichever is greater, for this transfer is **$133,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carl Maynard **Charlotte Maynard**	**SAME AS NEW OWNER**	**064120A20600co**
206 Harpers Mill Road		
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 COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Patrick Henry and wife, Martha Sue Henry

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

Carl Maynard and wife, Charlotte Maynard

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building identified as property Map No. 206 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 4860, page 52, in said Register's Office.

Being the same property conveyed to James Patrick Henry and wife, Martha Sue Henry, by Deed from Harris A. Gilbert. Trustee and Norman V. Ginsberg, Trustee, dated 05/03/78, of record in Book 5284, page 934, Register's Office for Davidson County, TN.

This is improved (___XX_) Unimproved (____) property, known as **206 Harpers Mill 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **27th** day of **April, 2006.**

James Patrick Henry
James Patrick Henry

Martha Sue Henry
Martha Sue Henry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **James Patrick Henry and wife, Martha Sue Henry,** the within named sellers, 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 **27th** day of **April, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010