For and in consideration of the sum of $5.00 -

- - - - - - - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Jacob A. Payne and wife, Glydon L. Payne, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to SEVEN THOUSAND THREE HUNDRED FORTY SIX AND 14/100 ($7346.14) DOLLARS, the said Jacob A. Payne and wife, Glydon L. Payne, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan which is on the GI plan, originally in the amount of EIGHT THOUSAND SIX HUNDRED AND NO/100 ($8600.00) DOLLARS, and said grantees agree to pay the installment due December 1, 1954, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by Garland E. Lane and wife, Catherine B. Lane, to Marvin K. Barry, Trustee, dated January 1, 1950, of record in Book 1798, page 267, Register's Office for Davidson County, Tennessee;

we, Garland E. Lane and wife, Catherine B. Lane,

have bargained and sold, and by these presents do transfer and convey unto the said

Jacob A. Payne and wife, Glydon L. Payne,

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. 73 on the Map of Dalewood, Section One, as of record in Book 1424, page 109, Register's Office for said County.

Said Lot No. 73 fronts 82 feet on the west side of Stratford Avenue and runs back between lines, 145.5 feet on the north line and 142.5 feet on the south line to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Garland E. Lane and wife, Catherine B. Lane, by deed from Greenview Homes, Inc., of record in Book 1785, page 515, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1799, page 154, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1424, page 105, which shows an Owner's Certificate, a 40-foot set-back line from Stratford Avenue and a 10-foot easement along the rear line of the lot for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jacob A. Payne and wife, Glydon L. Payne, their heirs and assigns, forever.

And we do covenant with the said Jacob A. Payne and wife, Glydon L. Payne, 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, except as hereinabove set out and taxes for 1954 which have been prorated and assumed by the Grantees.

And we, Garland E. Lane and wife, Catherine B. Lane, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jacob A. Payne and wife, Glydon L. Payne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of November, 1954.

Garland E. Lane

Catherine B. Lane

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named Garland E. Lane and wife, Catherine B. Lane, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 1954.

Commission expires October 3, 1955

H. Paul Griffin
Notary Public

36354

WARRANTY DEED

FROM

Garland E. Lane and wife
Catherine B. Lane

TO

Jacob A. Payne and wife
Glydon L. Payne

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