This instrument was prepared by:
Ervin M. Entrekin, Atty.
American Trust Bldg.
Nashville 3, Tenn.

WARRANTY DEED

BOOK 4128 PAGE 843

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. & Mrs. John G. Payne (NAME:)	Dr. John G. Payne (NAME:)	Map. 145-10
1323 Burton Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	1872 Laurel Ridge Dr. (STREET ADDRESS)	Par. 7-12
Nashville 37215 Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville 37215 Tenn. (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN and NO/100 - ($10.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Tyne Valley Development Company, a partnership composed of H & S Development Co., Inc., and Ervin M. Entrekin, and John Coode Beasley, *have bargained and sold, and by these presents do transfer and convey unto the said* John G. Payne and wife, Georgeanna W. Payne, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BeingLot No. 86 and 86-A, on the Plan of Section IV, Laurel Ridge, as of record in Book 3500, page 71, Register's Office for said County.

Said Lot No. 86 fronts 185 feet on the north side of Laurel Ridge Drive and extends back between parallel lines, 300 feet to a dead line.

Said Lot No. 86-A fronts 185 feet on the south side of Laurel Ridge Drive and extends back between parallel lines, 50 feet to a dead line.

Being a part of the same real property conveyed to Tyne Valley Development Company, a partnership composed of H & S Development Co., Inc., a Tennessee corporation, a ½ undivided interest; in Ervin M. Entrekin, a ¼ undivided interest and in John Coode Beasley, a ¼ undivided interest, by deed from McQuiddy Printing Company, as of record in Book 3035, page 93, and by deed from Reese L. Smith, Jr. and Karl E. Haury, as of record in Book 3369, page 405, pursuant to an agreement of partnership of record in Book 3376, page 584, said Register's Office, the said Ervin M. Entrekin, John Coode Beasley, and H & S Development Co., Inc. having executed an authorization for the execution of deeds to this property, which authorization is filed of record in Book 3376, page 584, said Register's Office.

The conveyance of this property is made subject to restrictions of record in Book 3675, page 416, as amended by instrument filed for record in Book 3679, page 81.

The conveyance of this property is made subject also to an owner's certificate, a 10-foot easement for public utilities along the rear of each lot, an anchor easement 2½ x 25 feet at the southwest and southeast corner of Lot No. 86 and at the northeast and northwest corners of Lots 86-A, and the notation that building setback lines to be established by the City of Forrest Hills.

This is { unimproved } { improved } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John G. Payne and wife, Georgeanna W. Payne, their *heirs and assigns, forever.*

And we do ~~~~ *covenant with the said* John G. Payne and wife, Georgeanna W. 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.*

And Tyne Valley Development Company *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* John G. Payne and wife, Georgeanna W., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 *day of* June, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TYNE VALLEY DEVELOPMENT COMPANY

BY: Karl E. Haury

Karl E. Haury, Certified Agent

BY: Ervin M. Entrekin

Ervin M. Entrekin, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Karl E. Haury, Certified Agent for H & S Development Co., Inc., a partner and Ervin M. Entrekin, Partner, authorized by instrument of record in Book 3376, page 584, Register's Office for Davidson County, Tennessee, to execute deeds for Tyne Valley Development Company,

the bargainor, 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 25 day of June, 1964.

Charles H Warfield, Notary Public.

Commission Expires May 8, 1967.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

TYNE VALLEY DEVELOPMENT COMPANY

TO

JOHN G. PAYNE, et ux

Mail 1323 Burstin Valley Rd. Nashville Tenn 37215

70732

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 8 1 52 PM '67

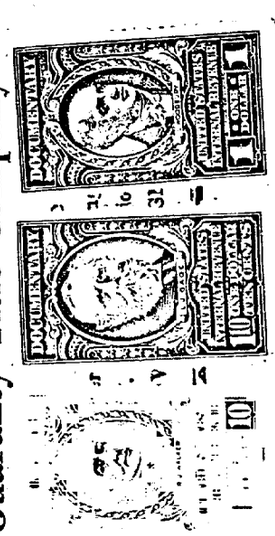
NOTE BOOK 116 PAGE 372

RECORDING FEE/B 2.20

DEP. REG. C

Compliments of

Guaranty Title Company



200

STATE TAX $ 1.50

PROBATE

TOTAL $ 3.50

MAY 8 1967

PAID MAY 8 1967

R. E. WORTHINGTON
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.