WARRANTY DEED

BOOK 4219 PAGE 721

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Payton (NAME:)	Noel-Palmer Mortgage Co., (NAME:)	Map 119-6
92 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg., (STREET ADDRESS)	Par. 81
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4085, page 844, Register's Office for Davidson County, Tennessee.

We, William C. Lanius and wife, Linda Jean Lanius

have this day bargained and sold, and do hereby transfer and convey unto the said Richard D. Payton and wife, Etoyle R. Payton their ~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sterling Subdivision, No. 1, of record in Book 1424, page 97, Register's Office for said County, as follows:

Said Lot No. 20 fronts 60 feet on the northerly side of Lutie Street and runs back between parallel lines 158.4 feet to a dead line.

Being the same property conveyed to William C. Lanius and wife, Linda Jean Lanius, by deed from W. F. Shaddix and wife, Othella Shaddix, of record in Book 4085, page 840, Register's Office for Davidson County, Tennessee.

The escrow account now on deposit with Noel-Palmer Mortgage Company, Inc. is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,819.79

Subscribed and sworn to before me, this the 13 day of March 19 68

Affiant Richard D. Payton

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie F. Herman

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Richard D. Payton and wife, Etoyle R. Payton their ~~heirs~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard D. Payton and wife, Etoyle R. Payton, their ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14 *day of* March, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Lanius

Linda Jean Lanius

This Instrument Was Prepared By

Phillip Saindon (cp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* William C. Lanius and wife, Linda Jean Lanius

the within named bargainor S., *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* 14 *day of* March, *19*68.

Nellie T. Weimar *Notary Public*

Commission expires 5/10/70

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 .....

0 9 3 3 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 15 8 50 AM '68
RECORDED BOOK 1118 PAGE 427
RECORDING FEE $ 3.50
DEP. REG. B

STATE TAX $ 22.88
PROBATE .50
TOTAL $ 23.38

MAR 15 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

OAKES-SMITH REALTORS

WARRANTY DEED

FROM

WILLIAM C. LANIUS, ET UX

TO

RICHARD D. PAYTON, ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON