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IDENTIF. REFERENCE

FEB 26 2 42 PM '71

FEE $ ★ LOIS H. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4482 PAGE 512 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF FEBRUARY, 19 71

Notary Public

MY COMMISSION EXPIRES: Commission Expires MAY 10, 19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GRISSIM AND SHORT, Attorneys Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| PAUL R. WYATT ET UX (NAME) | FIRST FEDERAL SAL (NAME) | Map 104-16 |
| 2312 BELMONT BLVD (STREET ADDRESS OR ROUTE NUMBER) | 417 UNION ST. (STREET ADDRESS) | Pr. 378 |
| NASHVILLE, TENN 37212 (CITY) (STATE) (P. O. ZIP) | NASHVILLE, TENN 37219 (CITY) (STATE) (ZIP) | |

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, WE, KENNETH E. PAYNE AND WIFE, MARJORIE PAYNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL R. WYATT AND WIFE, PATRICIA B. WYATT

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT NO. 119 ON THE MAP OF BELMONT LAND COMPANY PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID SOUTHERLY ONE-HALF OF LOT NO. 119 FRONTS 50 FEET ON THE EASTERLY SIDE OF BELMONT BOULEVARD AND RUNS BACK BETWEEN LINES 188 FEET ON THE SOUTHERLY SIDE AND ALONG THE NORTHERLY MARGIN OF ELMWOOD AVENUE, AND 183 FEET MORE OR LESS ON THE NORTHERLY SIDE TO AN ALLEY IN THE REAR, MEASURING 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO KENNETH E. PAYNE, BY DEED FROM ROY C. HILL, ET AL, OF RECORD IN BOOK 4431, PAGE 226, SAID REGISTER'S OFFICE.

It is hereby agreed and understood that ~~Marjorie~~ Margie C. Payne and Majorie Payne are one in the same person.

This is unimproved ( ) improved (X) property, known as 2312 BELMONT BOULEVARD, NASHVILLE, TENNESSEE
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 OUR hand S this 25th day of FEBRUARY, 1971

Kenneth E. Payne

Margie C. Payne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named KENNETH E. PAYNE AND WIFE, MARJORIE PAYNE

the 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 25th day of FEBRUARY 19 71

Commission expires My Commission Expires July 26, 1971

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

019,271-9

**WARRANTY DEED**

FROM
KENNETH E. PAYNE ET UX

TO
PAUL R. WYATT ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| FEB26[illegible] | CONV | 22,750.00 | | | | |
| FEB26[illegible] | S'TAX | | A* | 59.02 | | |
| FEB26[illegible] | PR'FEE | | A* | .50 | | |
| FEB26[illegible] | W'DEED | | A* | 3.00 | * | 62.52 |