BOOK 4512 PAGE 154

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick M. Payne	Dobson & Johnson, Inc.	Map 134-B
(NAME)	(NAME)	
438 Ezell Road	1109 J. C. Bradford Building	Par. 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Frederick M. Payne and wife, Linda K. Payne, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John K. Cravens and wife, Virginia Cravens,

have this day bargained and sold, and do hereby transfer and convey unto the said

Frederick M. Payne and wife, Linda K. Payne,

their *(successors),* *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Plan of Bowood Heights, as of record in Book 2331, page 47, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Ezell Road, at the common corners of Lots 5 and 6; thence with the margin of said Road, northerly 87 feet to a monument; thence South 66° 23' East 5 feet to a monument; thence continuing with said Road, northerly 11.1 feet to the common corner of Lots 6 and 7; thence with the line between said lots, easterly 381.3 feet to a point; thence southerly 118 feet to the common rear corner of Lots 5 and 6; thence with the line between said lots, westerly 376.2 feet to the point of beginning.

Being the same property conveyed to John K. Cravens and wife, Virginia Cravens, by deed from Malcolm L. Barrett and wife, as of record in Book 4249, page 238, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 16th day of June, 1971

Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

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 belonging to the said

Frederick M. Payne and wife, Linda K. Payne, their

(successors), *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frederick M. Payne and wife, Linda K. Payne, their *(successors),* *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* June, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John K. Cravens

John K. Cravens

X Virginia Cravens

Virginia Cravens

RECEIPTS ISSUED

BOOK 4512 PAGE 155

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* John K. Cravens and wife, Virginia Cravens,

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* 16th *day of* June, *19*71

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JUN 17 75 CONV 25,000.00
JUN 17 75 S TAX A* 65.00
JUN 17 75 PREFEE A* .50
JUN 17 75 MISCFEE A* 3.00 * 68.50

WARRANTY DEED

FROM
John K. Cravens, et ux

TO
Frederick M. Payne, et ux

B 19355

IDENTIF. REFERENCE

JUN 17 12 55 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.