BOOK 4517 PAGE 51

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Theodore R. Payne, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	
693 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Map 59 11 Par. 168
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

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

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

Cash paid by Theodore R. Payne, Jr. and wife, Patricia Ann Payne, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, W. C. Allen and wife, Irene Allen,

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore R. Payne, Jr. and wife, Patricia Ann Payne, their ~~XXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 492 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County.

Said Lot No. 492 is described as follows: Beginning at a point in the southerly margin of Baldwin Court, at the corner of Lots 492 and 493; thence with the line between said lots, southerly 157.7 feet to a point; thence northwesterly 37.18 feet to a point; and continuing northwesterly 99.51 feet to a point in the easterly margin of Rowan Drive; thence with the same, northerly along a slight curve, 99.69 feet to a point at the beginning of a curve; thence around said curve, northeasterly 36.46 feet to a point in the southerly margin of Baldwin Court; thence with the same, easterly 82.7 feet to the point of beginning.

Being part of the property conveyed to W. C. Allen and wife, Irene Allen, by Lineberger Development Co., as of record in Book 4466, page 337, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,300.00

Subscribed and sworn to before me, this the 2nd day of July 19 71

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 Theodore R. Payne, Jr. and wife, Patricia Ann Payne, their ~~XXXXX~~ (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* Theodore R. Payne, Jr. and wife, Patricia Ann Payne, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* July, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X W. C. Allen
W. C. Allen

X Irene Allen
Irene Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* W. C. Allen and wife, Irene Allen,

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* 2nd *day of* July, *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 .....

JUL-6F	CONV	18,300.00			
JUL-6F	S TAX		A*	47.58	
JUL-6F	PR FEE		A*	.50	
JUL-6F	W DEED		A*	4.00	* 52.08

WARRANTY DEED

FROM W. C. Allen, et ux

TO Theodore R. Payne, Jr., et ux

B 21596

IDENTIF. REFERENCE

JUL 6 1 26 PM '71

FELIX Z. 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 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.