WARRANTY DEED

BOOK 4659 PAGE 98

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kenneth E. Payne	Same	
(NAME) 1204 - 16th Ave., So.	(NAME)	104-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	228 FW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,*

cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a balance of $7,960.55 owing upon an indebtedness to Sam B. Walker and wife, Grace F. Walker, which indebtedness is secured by a deed of trust of record in Book 4321, Page 862, Register's Office for Davidson County, Tennessee,

Martha Carson Enterprises, Inc., a Tennessee Corporation,

has *this day bargained and sold, and do hereby transfer and convey unto the said* grantees,

Kenneth E. Payne and wife, Margie Payne,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the north 45 feet of the south 145 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, Page 87, Register's Office for said County.

Said part of said lot fronts 45 feet on the east side of 16th Avenue South, as widened, and runs back between parallel lines, parallel to and 160 feet south from the south margin of Edgehill Avenue, 150 feet to an alley.

BEING the same property conveyed to Martha Carson Enterprises, Inc., a Tennessee Corporation, by deed from Sam B. Walker and wife, of record in Book 4321, Page 862, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 27th day of November, 19 72

Affiant Kenneth E. Payne

My commission expires: 3-5-75 (Affix Seal)

Notary Public Rebecca Thomas

This is improved (X) unimproved ( ) property, known as 1204 - 16th Ave., South, Nashville, Tennessee
(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 grantees, their

(successors), heirs and assigns forever. It covenants that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It/does *further covenant and bind* itself, its successors, ~~hxxx~~ and representatives, *to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 27th *day of* November, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MARTHA CARSON ENTERPRISES, INC.

By: Martha Carson
President

This Instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...[signature]....., a Notary Public of the State and County aforesaid, personally appeared Martha Carson, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President of the Martha Carson Enterprises, Inc., the within named bargainor, a corporation, and that She as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President of Martha Carson Enterprises, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of November, 19 72.

[signature]
Notary Public

Commission expires 3-5-75

NOV29 72 CONV 24,000.00
NOV29 72 S'TAX A* 62.40
NOV29 72 PR'FEE A* .50
NOV29 72 M'DEED A* 4.00 * 66.90

WARRANTY DEED

FROM
MARTHA CARSON ENTERPRISES, INC.

TO
KENNETY E. PAYNE, et ux.

B 85804

IDENTIF. REFERENCE

Nov 29 1 08 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE