BOOK 4690 PAGE 963

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ranco Development Co.	Security Federal S&L Association	
(NAME) 1516 16th Ave. S.	(NAME) 500 Union Street	Map 117-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 268
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS paid in cash, and other good and valuable consideration received from the grantees herein, we,

KENNETH E. PAYNE and wife, MARGIE C. PAYNE,

have bargained and sold, and by these presents do transfer and convey unto the said RANCO DEVELOPMENT COMPANY, a partnership composed of Xavier B. Cosse and Homer L. Randolph,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lots Nos. 56 and 57 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said part of Lots Nos. 56 and 57 fronts 60 feet on the southerly side of Paris Avenue and runs back between parallel lines, with the easterly margin of Belmont Boulevard, 135 feet to a dead line.

Being the same property conveyed to Kenneth E. Payne, by deed from Sidney A. McDonald and wife, Gayle N. McDonald, of record in Book 4273, Page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement granted City of Nashville by instrument of record in Book 3506, Page 36, Register's Office for Davidson County, Tennessee; and is subject to rights of parties in possession of premises.

unimproved ( )
This is improved (X) property, known as 2800 Belmont Boulevard (House Number) (Street)
Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of March 19 73.

Kenneth E. Payne — Margie C. Payne

Kenneth E. Payne — Margie C. Payne

BOOK 4690 PAGE 964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within named Kenneth E. Payne and wife, Margie C. 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 15th day of March, 1973

My commission expires April 29, 1975 Notary Public Hugh J Bradley

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____.

MAR 21 CONV 37,500.00
MAR 21 STAX A* 97.50
MAR 21 INTFEE A* .50
MAR 21 WDEED A* 4.00 * 102.00

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $37,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth E. Payne

Sworn to and subscribed before me
this 15th day of March, 1973.

My commission expires April 29, 1975 Notary Public Hugh J Bradley

This instrument was prepared by:
Rebecca Thomas, Attorney — 300 James Robertson Parkway, Nashville, Tennessee 37201
Name — Address

WARRANTY DEED
FROM
KENNETH E. PAYNE, et ux.
TO
RANCO DEVELOPMENT COMPANY
File: Security Federal

399126

TENNESSEE TITLE COMPANY
Suite 214
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

FILED 2 26 PM '73
PAUL WILSON II REGISTER
DAVIDSON COUNTY, TENN.