WARRANTY DEED

BOOK 4790 PAGE 981

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry W. Payne, etux	Lomas & Nettleton Company	Map 75-8
(NAME)	(NAME)	
613 Denver Drive	3200 Pacific Avenue	Par. 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4369, page 14, Register's Office for Davidson County, Tennessee.

We, Clarence H. Austin and wife, Betty S. Austin

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

Jerry W. Payne and wife, Mary Payne

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

Land in Davidson County, Tennessee, being Lot No. 237, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 237 fronts 79.78 feet on the northeasterly side of Denver Drive and extends back 147.81 feet on the northwesterly line and 150.60 feet on the southeasterly line to a dead line at the rear which is a broken line, measuring 95.31 feet thereon.

Being the same property conveyed to Clarence H. Austin and wife, Betty S. Austin by deed from Robert G. Ishmael and wife, Martha D. Ishmael of record in Book 4533, page 18, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,657.75

Subscribed and sworn to before me, this the 22nd day of February, 1974

Affiant Jerry W Payne

My commission expires: May 25, 1975 (Affix Seal) Notary Public Arthur Jones

NOTARY PUBLIC DAVIDSON COUNTY

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

Jerry W. Payne and wife, Mary Payne

their (HEIRS), 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Jerry W. Payne and wife, Mary Payne, their (HEIRS), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 22nd day of February, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clarence H. Austin

Betty S. Austin

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saine
Stahlman Building, Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Arthur Jones, Jr., a Notary Public in and for said County and State, Clarence H. Austin and wife, Betty S. Austin

the within named bargainors, 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 22nd day of February, 19 74.

Arthur Jones
Notary Public

Commission expires May 25, 1975

ARTHUR JONES, JR. ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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.....

FEB25	CONV	30,657.75				
FEB25	S'TAX		A★	79.82		
FEB25	PR'FEE		A★	.50		
FEB25	W'DEED		A★	4.00	★	84.32

WARRANTY DEED

FROM CLARENCE H. AUSTIN, ET UX

TO JERRY W. PAYNE, ET UX

C 43236

IDENTIF. REFERENCE

FEB 25 10 55 AM '74

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON