This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 1791 PAGE 674

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce W. Paynter (NAME)	First Federal S/L Assn. (NAME)	4D-24402
4525 Andrew Jackson Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	4th and Union Street (STREET ADDRESS)	Map 75-4
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Parcel 24

FOR AND IN CONSIDERATION of the sum of ....$10.00 OVC.....

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

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations and including the assumption of an indebtedness in the original principal amount of $24,650.00, payable in monthly installments of $164.17 each, including principal and interest ar the rate of ___% per annum, beginning January 1, 1972, Balance December 1, 2001 to Guaranty Mortgage Company. Said loan was assigned to First Federal Savings & Loan Association by instrument of record in Book 4579, page 671, Register's Office of Davidson Co., Tenn.

We, Jimmie W. Phillips and wife, Mildred Ann Phillips
have this day bargained and sold, and do hereby transfer and convey unto the said

Bruce W. Paynter and wife, Stephanie W. Paynter, their

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

Lot No. 110 on the Plan of Tulip Grove, Section III, as of record in Book 3700, page 146, Register's Office of Davidson County, Tennessee. Said Lot No. 110, which is a corner lot, fronts 88.90 feet on the southeasterly margin of Andrew Jackson Parkway and fronts 130.15 feet on the northeasterly margin of Albany Drive, said frontages being joined by a curve having a length of 38.61 feet, and extends back 124.91 feet on the southeasterly line, which is a broken line, and 158.46 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Jimmie W. Phillips and wife, Mildred Ann Phillips by deed from Tucker L. Haynes and wife of record in Book 4557, page 947, Register's Office of Davidson County, Tennessee.

NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,552.70

Subscribed and sworn to before me, this the 26th day of February 19 74

My commission expires: 11-17-76 (Affix Seal)

Affiant Bruce W. Paynter

Notary Public Jeanie G. Floyd

This is unimproved ( ) improved (X) property, known as ....4525 Andrew Jackson Parkway, Hermitage, Tenn.
(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

...BRUCE W. PAYNTER AND WIFE, STEPHANIE W. PAYNTER, 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* BRUCE W. PAYNTER AND WIFE, STEPHANIE W. PAYNTER, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26th *day of* February, 19 74, *the corporate seal, if any, having caused its name to be affixed hereto by its duly authorized officers on said day and date.*

Jimmie W. Phillips

Mildred Ann Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jimmie W. Phillips and wife, Mildred Ann Phillips

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 Madison, Tennessee, this 26th day of February, 1974.

Deanie G Floyd Notary Public

Commission expires 11/17/76

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 .....

FEB27'74 CONV 31,552.70
FEB27'74 S'TAX A* 82.16
FEB27'74 PR'FEE A* .50
FEB27'74 W'DEED A* 4.00 * 86.66

WARRANTY DEED

FROM

Jimmie W. Phillips et ux

TO

Bruce W. P ynter et ux

C 43526

IDENTIF. REFERENCE

FEB 27 8 47 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS