WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 1976.

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Payne (NAME)	Fidelity Federal Savings & Loan (NAME)	75-8
638 Albany Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	34
Hermitage, TN. 37067 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fredrick I. Gilbert and wife, Loretta E. Gilbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Payne and wife, Pauline L. Payne

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot 274 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the westerly side of Albany Drive and extends back 150.18 feet on the southerly line and 150.24 feet on the northerly line to a dead line in the rear and measures 85. feet.

Being the same property conveyed to Fredrick I. Gilbert and wife Loretta E. Gilbert by deed from Jack M. Hartnell and wife, Bonnie L. Hartnell, as of record in Cook 4672, page 502, and by deed of correction in Book 4708, page 272, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4672, page 504, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Grantors, by the mortgagee.

This is unimproved ( ) improved (X) property, known as 638 Albany Drive, Hermitage, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 10th day of June, 19 76

Fredrick I. Gilbert

Loretta E. Gilbert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fredrick I. Gilbert and wife, Loretta E. Gilbert

the 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, TN. this 9 day of June, 19 76

Commission Expires 11-20-1976 Notary Public

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____ Notary Public

D 53769

IDENTIFICATION REFERENCE

JUN 11 9 24 AM '76

REGISTER
DAVIDSON CO., TENN.

JUN 11 76	CONV	44,500.00		
JUN 11 76	S'TAX		B*	115.70
JUN 11 76	PR'EEE		B*	.50
JUN 11 76	W'DEED		B*	4.00 * 120.20

WARRANTY DEED

FROM Fredrick I. Gilbert et ux

TO James P. Payne et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William G. Traber
P. O. Box 2213
Nashville, Tn. 37214