BOOK 5071 PAGE 560

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

LAKESHORE ESTATES, INC.

TO

MARY FRANCES PAYNE

For draftsman's use

This instrument prepared by W. Harold Bigham, Attorney, School of Law, Vanderbilt University, Nashville, Tennessee 37240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Payne (NAME)	SAME (NAME)	MAP 66-16
1807 Manchester Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 164
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	mp

D69460

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

SEP 23 2 23 PM '76

FEE [illegible] DAVIDSON COUNTY, TEN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,500.00 Mary Frances Payne
Affiant Mary Frances Payne

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Sept. 19 76.

Notary Public

MY COMMISSION EXPIRES: 10-31-78

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable consideration Lakeshore Estates, Inc.,

has bargained and sold, and by these presents does transfer and convey unto the said Mary Frances Payne, her 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 No. 43 on the Plan of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's office for said County.

Said lot No. 43 fronts 100 feet on the northwesterly side of Manchester Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lakeshore Estates, Inc., by warranty deed from Bessie Newman, of record in Book 5033, page 932, Register's Office for Davidson County, Tennessee.

SEP 23	CONV	10,500.00				
SEP 23	S'TAX		B*	27.30		
SEP 23	PR'FEE		B*	.50		
SEP 23	W'DEED		B*	4.00	*	31.80

BOOK 5071 PAGE 561

WD-2

This is ( ) unimproved (X) improved property, known as 1807 Manchester Avenue (House Number) (Street) Nashville, Tenn. 37218 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Frances Payne, her heirs and assigns, forever.

And ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Lakeshore Estates, Inc., covenents ~~do covenant with the said~~ that it is lawfully seized and possessed of said land in fee simple; ~~XXX~~ has a good right to convey it, and the same is unencumbered.

And Lakeshore Estates, Inc., does ~~XX~~ further covenant and bind itself ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of September, 19 76

Allen J. Ray

Lakeshore Estates, Inc.
Allen J. Ray, Secy-Treas.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the 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, Jimmie Taylor, a Notary Public of the State and County aforesaid, personally appeared Allen J. Ray, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Secretary-Treasurer of ~~the~~ Lakeshore Estates, Inc., the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of Sept., 19 76

Jimmie Taylor, Notary Public.

Commission expires 10-31-79

JIMMIE TAYLOR NOTARY PUBLIC DAVIDSON COUNTY, TENN.