WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,900.00

J. K. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October 19 76

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: Oct. 28, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, ATTORNEY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. PAYNE (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	02DA-54664
1061 HAROLD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 28146 (STREET ADDRESS)	107-9
NASHVILLE, TN 37217 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30328 (CITY) (STATE) (ZIP)	45

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, Kay Crabtree

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

A certain Condomimium Apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 1061, Building "C", in a Horizontal Property Regime, as shown on the Plan of Castlewood Condominiums, as of record in Plat Book 4660, Page 62, Register's Office, Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Kay Crabtree by deed from General Homes, Inc., of record in Book 4779, page 686, and held under the provisions of a master deed establishing a Horizontal Property Regime, of record in Book 4750, page 426, said Register's Office.

This conveyance is made subject to easements of record in Book 4749, pages 151 and 152 and Plat Book 4660, page 62, and to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq, of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

This is unimproved ( ) improved (X) property, known as Unit 1061, Building "C", Castlewood Condominiums 1061 Harold Drive, Nashville, Tennessee 37217
(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 my hand this 26 day of October, 19 76

Kay Crabtree
KAY CRABTREE

BOOK 5088 PAGE 875

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 Kay Crabtree

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 26 day of October, 1976

Commission Expires October 28, 1978 Douglas R Barry, 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 77557

IDENTIF. REFERENCE

Nov 18 8 49 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

1%	CONV	21,000.00			
1%S'TAX			$*	56.94	
1%FEE			$*	.50	
1%	W'DFED		$*	4.00	* 61.44

WARRANTY DEED

FROM

KAY CRABTREE

TO

JAMES L. PAYNE, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

UNITED TITLE INSURANCE
Company of New York