WARRANTY DEED

BOOK 5110 PAGE 508

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3346.-

x D. Jean Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys., 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Jean Payne (NAME)	Fidelity Federal S & L, Assoc. (NAME)	
4599 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	146-E
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	3

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, Leroy Beazley, Jr. and wife, Diane Beazley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Jean 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 no. 1 on the plan of Oakwood Terrace Sec. 1 recorded in Book 4460, pages 54 and 55, Register's Office for said County.

Said lot fronts 61.3 on the westerly side of Artelia and extends back 128.93' on the northerly side of lot and 141.33 on the southerly side to a dead line in the rear which measures 65.07'.

Being the same property conveyed to Leroy Beazley, Jr. by deed from Marion Thurman and wife, Eva M. Thurman d/b/a Marion Thurman Builders of record in Book 4746, page 66, said Register's Office. The said Leroy Beazley, Jr. having since remarried.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4746, page 68, 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 4599 Artelia Drive, Antioch, TN., 37013
(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 28th day of January, 1977

Leroy Beazley Jr.

Diane Beazley

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy Beazley, Jr. and wife, Diane Beazley

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

Witness my hand and official seal at Nashville, TN. this 28 day of January, 1977

Notary Public

Commission Expires 11-12-80

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 8 7 4 2 0

INDEXED REFERENCE

JAN 31 1 42 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN3177	CONV	33,461.00			
JAN3177	S'TAX		B*	87.10	
JAN3177	PR'FEE		B*	.50	
JAN3177	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM
Leroy Beazley, Jr. et ux

TO
D. Jean Payne

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Abstracters of Title Entry of Service

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

PREPARED BY:
W. G. TRACER, ATTORNEY
P.O. Box 23249