Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

21,500.00 Alec F. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alec F. Clark (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	18W 01055
1203 Gartland Avenue (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	MAP 83-9
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Anaheim, CA 92803 (CITY) (STATE) (ZIP)	PARCEL 51

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, James E. Payne and Carolyn P. Newbill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alec F. Clark et ux Betty J. Clark

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:

BEING the east 1/2 of Lot No. 1, Block No. 1, on the plan of D. H. Bailey's Subdivision of part of the Allison Property (or "East Addition Real Estate Co.'s Property") as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee, more described as follows:
Said East 1/2 of Lot 1 fronts 50 feet on the northerly margin of Gartland Avenue and extends back between parallel lines measuring 160 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Ollie Payne et ux Carrie Payne by deed of record in Book 1324, Page 183, Register's Office for said County. The said Ollie Payne and wife, Carrie Payne having since died.
Said Ollie Payne having died April 23, 1961, and said Carrie Payne having died June 30, 1976, the said James E. Payne and Carolyn P. Newbill, being the only heirs.
THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 1203 Gartland Avenue (House Number) (Street) Nashville, TN 37205 (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 21ST day of FEBRUARY, 19 77

James E. Payne James E. Payne

Carolyn P. Newbill Carolyn P. Newbill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Payne and Carolyn P. Newbill

the 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 Nashville, Tennessee, this 21ST day of FEBRUARY 19 77

Commission expires 7-19-78

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM James E. Payne

TO Alec F. Clark

D 90461

IDENTIF. REFERENCE

FEB 23 9 26 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEB23	GOV	21,500.00			
FEB23	STAX		B*	55.90	
FEB23	PAYEE		B*	.50	
FEB23	INDEED		B*	4.00	* 60.40

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217