ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phil Payne et ux	Noel-Palmer Mortgage Co., Inc.	Map 73-3
(NAME) 2873 McGavock Pike	(NAME) 2114 Parkway Tower	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37214	(STREET ADDRESS) Nashville, Tennessee 37219	3D-43208
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 DOLLARS

cash in hand paid by Phil Payne and wife, Mary Payne, herein called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, William G. Keith, herein called Grantor,

FEB-1[78]	CONV	36,000.00			
FEB-1[78]	S'TAX		B*	93.60	
FEB-1[78]	PR'FEE		B*	.50	
FEB-1[78]	W'DEED		B*	4.00	* 98.10

have bargained and sold, and by these presents do transfer and convey unto the said Phil Payne and wife, Mary Payne,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26, Sutherland Heights Subdivision, as of record in Plat Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of location and description.

Being the same property title to which was vested in Grantor herein by deed from Seventh Baptist Church as of record in Book 4963, Page 372, Register's Office for Davidson County, Tennessee, and by Divorce Decree entered by the First Circuit Court for Davidson County, Tennessee, pursuant to hearing had in said court on the 4th day of April, 1977, in the cause styled Jane Ellen Keith vs. William Grant Keith, such being No. 85855 in the records of the Circuit Court Clerk for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and zoning and land use regulations as pertaining to the premises, and to Deed of Trust executed to secure the payment of a certain note, payable to Commerce Union Bank of Nashville, the unpaid balance of which note said Grantees assume and agree to pay, from the date of the delivery of this deed, as part of the consideration of this conveyance.

All escrow funds on deposit with the holder of the above mentioned note, its agents and/or assignees, is also hereby assigned and transferred to said Grantees. Possession is given with delivery of this deed and said Grantees will be responsible for insurance on the premises from the date of the execution of this deed.

unimproved ( )
This is improved (X) property, known as 2873 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 28th day of January, 19 78.

William G. Keith

William G. Keith

BOOK 5248 PAGE 128

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 William G. Keith,

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

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 1978.

My commission expires May 10, 1981 Notary Public At Large for State of Tennessee

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,000.00
This is equal to or greater than the property would bring at a ~~fair and voluntary~~ sale.

Sworn to and subscribed before me this 28th day of January, 1978.

My commission expires May 10, 1981 Notary Public At Large for State of Tennessee

This instrument was prepared by:

Clarence O. Ingram, Attorney, 5252 Murfreesboro Road, La Vergne, TN 37086

Name Address

WARRANTY DEED

FROM WILLIAM G. KEITH

TO PHIL PAYNE ET UX

Please mail to:
Clarence O. Ingram
Attorney at Law
P. O. Box 425
La Vergne, Tennessee 37086

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

E 48400

TITLE REFERENCE

Feb. 14, 1978

FEB 8 35 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.