BOOK 5270 PAGE 891

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. Merlin D. Peterson	Same	117-01
(NAME) 45 Waverly Avenue	(NAME)	230
(STREET ADDRESS OR ROUTE NUMBER) Clarendon Hills, ILL 60514	(STREET ADDRESS)	S.T.
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) ---------- ---------- DOLLARS cash in hand paid by Merlin D. Peterson, and other good and valuable consideration, receipt of all of which is hereby acknowledged; I,

APR-78	CONV	90,000.00			
APR-78	CONV	70,000.00			
APR-78	S'TAX		B*	416.00	
APR-78	PR'FEE		B*	.50	
APR-78	W'DEED		B*	4.00	* 420.50

KENNETH E. PAYNE, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said MERLIN D. PETERSON,

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

Land in Davidson County, Tennessee, being the southwest part of Lot No. 24 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, at a point 205 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue South southwardly 100 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100 feet; thence at right angles westerwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Kenneth E. Payne by deed from John L. Akin, of record in Book 3864, page 324, Register's Office for Davidson County, Tennessee.

The property conveyed is unencumbered except by taxes for 1978, which are assumed by the grantee.

This is improved (X) property, known as 1208 - 16th Avenue, South (House Number) (Street)
Nashville, TN 37212 (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 1st day of April, 19 78.

Kenneth E. Payne

KENNETH E. PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5270 PAGE 892

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Kenneth E. Payne, unmarried,

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 4th day of April, 1978.

My commission expires 7-1-79 Notary Public _____

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 $ 160,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 4th day of April, 1978.

My commission expires 7-1-79 Notary Public _____

mail

This instrument was prepared by:

Rebecca Thomas, Attorney, 300 Court Square Bldg., Nashville, TN 37201

Name | Address

WARRANTY DEED

FROM KENNETH E. PAYNE

TO MERLIN D. PETERSON

F 58659

IDENTIF. REFERENCE

APR 7 1 45 PM '78

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

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