WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Payne et ux	First American National Bank	Map 105-11
(NAME) 615 Wedgewood Avenue	Guaranty Mtge. (NAME) Division P.O. Box 786	Parcel 236
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Nashville, TN 37027	BOOK 5381 PAGE 749
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILEY W. TRIPLETT AND WIFE, RUBY ODELL Y. TRIPLETT,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN PAYNE AND WIFE, LOUISE PAYNE, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 13 on the Plan of Joseph W. Horton Property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described as follows:

Beginning on the southerly margin of Wedgewood Avenue at a point 150 feet west of the easterly line of said Lot No. 13, said point being the northwest corner of the property conveyed to Nellie St. Charles, by deed from Celete H. Jackson, as of record in Book 572, page 568, Register's Office for said County; thence with the westerly line of said St. Charles property southwardly 167.6 feet;thence westwardly 50 feet; thence northwardly 167.6 feet to the southerly margin of Wedgewood Avenue; thence with said Avenue, eastwardly 50 feet to the point of beginning.

Being the same property conveydd to Wiley W. Triplett and wife, Ruby Odell Y. Triplett, by deed from Mildred G. Johnson and John B. Gatlin of record in Book 3862, page 600, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 15th day of December, 19 78

My commission expires: 2/2/81 (Affix Seal)

Affiant

Notary Public

FLOYD ... DAVIDSON

This is unimproved ( ) improved (XXX) property, known as 615 Wedgewood Avenue (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John Payne and wife, Louise Payne, their *(successors), heirs and assigns forever.* We we are *covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Payne and wife, Louise Payne, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* December, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wiley W. Triplett

Wiley W. Triplett

Ruby Odell Y. Triplett

Ruby Odell Y. Triplett

File Box 10

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wiley W. Triplett and wife, Ruby Odell Y. Triplett *the within named 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 Madison, Tennessee *this* 15th *day of* December, *19*78.

Diane G. Floyd
Notary Public

Commission expires 2/2/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Wiley W. Triplett et ux

TO

John Payne et ux

JAN-4 79 CONV 25,000.00
JAN-4 79 S'TAX B* 65.00
JAN-4 79 PR'FEE B* .50
JAN-4 79 W'DEED B* 4.00 * 69.50

F. 0. 8. 0. 0. 2

IDENTIF. REFERENCE

JAN 4 1 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700