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79-3-21

9734 03/19 52.86- CHECK

BOOK 5407 PAGE 444

FORM NO. [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,592.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 1979

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. LANCE & ASSOCIATES, INC. (NAME)	FIDELITY FEDERAL BUILDING (NAME)	80-8-378
2704 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	
NASHVILLE, TENNESSEE 37204 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

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, GAIL B. PAYNE, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. LANCE & ASSOCIATES, INC.

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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 28 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gail B. Payne, single by deed from Randall Phillips Builders, Inc. of record in Book 4650, page 328, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor (s) herein to Fidelity Federal Savings & Loan Association of Nashville in the original principal amount of $17,750.00, of record in Book 4650, page 330, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3314 LEAWOOD DRIVE (House Number) (Street) (P. O. Address) NASHVILLE, TENNESSEE (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 my hand this 15th day of MARCH, 19 79

GAIL B. PAYNE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAIL B. PAYNE, SINGLE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of MARCH, 19 79

Commission expires 11/7/79

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 (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 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

GAIL B. PAYNE, SINGLE

TO

ROBERT F. LANCE & ASSOCIATES, INC.

F. I. 9 2 8 9

IDENTIF. REFERENCE

MAR 19 2 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18592.66-	CAMT.
			48.36	CSTAX
			.50	PRFEE
			4.00	WDEED
			CHECK	52.86-
9734A	03/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 9 2 8. 9.

IDENTIF. REFERENCE

MAR 19 2 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 671310