BOOK 5447 PAGE 50

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

John P. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 79.

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. PAYNE, ET UX (NAME)	DOBSON & JOHNSON, INC. (NAME)	MAP 25 - 16
401 ALTA LOMA ROAD (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE PLACE, SUITE 1800 (STREET ADDRESS)	PARCEL 51
GOODLETTSVILLE, TN. 37072 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37239 (CITY) (STATE) (ZIP)	04621-GO

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, RUDY A. LINDSEY AND WIFE, FAYE B. LINDSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. PAYNE AND WIFE, JANET PAYNE

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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Goodlettsville Heights, Section IV, as of record in Book 2133, Pages 43 and 44, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Alto Loma Road, at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 202.7 feet to a point; thence northwardly 195 feet to a concrete monument; thence eastwardly 144.8 feet to the beginning of a curve; thence along said curve, southeastwardly 37.6 feet to the westerly margin of Alto Loma Road; thence with the margin of said road, along a slight curve, southwardly 126.3 feet to the beginning.

Being the same property conveyed to the within named Grantors by deed of record in Book 4519, Page 820, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2147, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $20,000.00 , payable to Dobson and Johnson, Inc., and/or assigns, according to the terms and conditions stated in said Note. Said Note is secured by a Deed of Trust of record in Book 4306, Page 364, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 401 Alta Loma Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (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 hands this 1st day of June, 1979

Rudy A. Lindsey
RUDY A. LINDSEY

Faye B. Lindsey
FAYE B. LINDSEY

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudy A. Lindsey and wife, Faye B. Lindsey

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 1st day of June 1979

Commission expires April 17, 1983

W. K. Georgas, Jr.
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

RUDY A. LINDSEY, ET UX

TO

JOHN P. PAYEN, ET UX

F-33463

IDENTIF. REFERENCE

JUN 8 8 43 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

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

BOOK 5417 PAGE 52

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
			45500.00- CO	
			126.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 130.20-	
			8015A06/08/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 33463

IDENTIF. REFERENCE

JUN 8 8 43 AM '79

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

No. 688988