2134 02/11 150.80- CHECK Mail to

THIS INSTRUMENT PREPARED BY:
David H. King
Attorney at Law
203 Third Ave., South
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Nancy Lynn Wells	Same as New Owners	131-1-D
5025 Hillsboro Rd		Par 168 Jd
Unit 20 B		
Nashville, Tenn. 37215		

BOOK 5565 PAGE 153

STATE OF TENNESSEE)
) ss.:
COUNTY OF DAVIDSON)

This actual consideration or value whichever is greater, for this transfer is $55,500.00.

Subscribed and sworn to before me, this the 5th day of February, 1980.

Nancy Lynn Wells
Affiant

David H. King
Notary Public

My commission expires: July 26, 1982

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars and other good and valuable considerations, cash in hand paid by NANCY LYNN WELLS, unmarried, (the "Grantee" herein), receipt whereof is hereby acknowledged, the undersigned, DAVID CONN PAYNE, and wife, ELIZABETH F. PAYNE, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said NANCY LYNN WELLS, unmarried, and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 168 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners' Association as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 20B.

Being the same property conveyed to Carol Jayne Crymes, by deed from Georgetown of Nashville, of record in Book 5247, Page 328.

Being the same property conveyed to David Conn Payne by deed from Carol Jayne Crymes Spraggins, and her husband, Thomas E. Spraggins, of record in Book 5512, Page 935.

This conveyance is subject to:

1. 1980 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, and the Master Deed and By-Laws.
3. Matters shown on condominium Plat, together with easements for sanitary sewers and/or storm drainage improvements which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, Page 575, Register's Office for said County.

This is improved property, known as 5025 Hillsboro Road
Nashville, Tennessee 37215
Unit 20B

As part of the consideration of this transfer, Grantee agrees to be bound to the terms, covenants, and restrictions set forth in Master Deed for 5025 Hillsboro Homeowners Association of record in Book 5211, Page 345, respectively, in said Register's Office.

Grantors do hereby transfer and sell to Grantee all fixtures and appliances which might be owned by Grantors and located in the said unit, including range and refrigerator.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said NANCY LYNN WELLS, unmarried, forever.

And Grantors do covenant with the said NANCY LYNN WELLS, unmarried, that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs, and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said NANCY LYNN WELLS, unmarried, and her heirs and assigns, against the lawful claims of all persons whomsoever.

ELIZABETH F. PAYNE joins in this transfer for the purpose of divesting to the Grantee any right, title, or interest she may have acquired in said property, by virtue of her marriage to the said DAVID CONN PAYNE.

IN TESTIMONY WHEREOF, we have hereunto set our signatures this the 5th day of February, 1980.

David Conn Payne
DAVID CONN PAYNE

Elizabeth F. Payne
ELIZABETH F. PAYNE

FEB 11 1 37 PM '80
ELEXZ WILSON II REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

F 76035

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Norma E. Jones, a Notary Public in and for said County and State, the within named David Conn Payne and wife, Elizabeth F. Payne, the bargainors, 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 Franklin, Tennessee, on this the 5 day of February, 1980.

Norma E. Jones
NOTARY PUBLIC

My commission expires: NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

55500.00- CO
144.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 150.80-
2134A02/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F76035

IDENTIF. REFERENCE

FEB 11 1 37 PM '80

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

No. 741472