This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

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6443

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Eaton and wife,	Same	Map 71-15
Toni C. Eaton (NAME)	(NAME)	Par. 418
102 Beechlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin Tn 37064 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

08/18 33.28- CHECK

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Charles D. Payne, a married man,

have this day bargained and sold, and do hereby transfer and convey unto the said James K. Eaton and wife, Toni C. Eaton, their

~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Crutcher Subdivision, as of record in Book 161, Page 129, Register's Office for said County.

Said lot fronts 68 feet on the westerly side of Pennock Avenue and runs back between parallel lines, along the southerly margin of Ligon Avenue, 150 feet to an alley.

BEING the same property conveyed to Charles D. Payne by Installment Deed from Dorothy Joyce Barnes, unmarried, of record in Book 5122, Page 373, Register's Office for Davidson County, Tennessee.

Kathey S. Payne, wife of the Grantor, joins in this conveyance for the purpose of releasing and conveying any interest in the above-described property which she might have by reason of the marital status.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,300.00

Subscribed and sworn to before me, this the 15 day of August, 1980

Affiant: Charles D Payne

My commission expires: 11-5-1983 (Affix Seal)

Notary Public: Louise McKinney

This is unimproved ( ) improved (X) property, known as 1222 Pennock Avenue, Nashville, Tennessee (House Number) (Street) 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 James K. Eaton and wife, Toni C. Eaton, their

~~XXXXXX~~ (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as hereinabove set forth and for 1980 taxes which are lien but not yet due and payable and which the Grantees agree to assume and pay. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said James K. Eaton and wife, Toni C. Eaton, their

~~XXXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of August, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles D. Payne
Charles D. Payne

Kathey S. Payne
Kathey S. Payne

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise S. Clemmons, *a Notary Public in and for said County and State,* Charles D. Payne and wife, Kathey S. Payne,

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 Nashville *Tennessee, this* 15th *day of* August, *19* 80

Louise S. Clemmons *Notary Public*

Commission expires 1/15/1983

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
Charles D. Payne
TO
James K. Eaton and wife,
Toni C. Eaton

G 0 3 0 3 2

IDENTIF. REFERENCE

AUG 18 3 10 PM '80

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

Fidelity

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			10300.00- CO	
			26.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	33.28-
6443A08/18/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 3 0 3 2

T
IDENTIF. REFERENCE

AUG 18 3 10 PM '80

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

No. 774499