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7378

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,357.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1980

Notary Public

MY COMMISSION EXPIRES: 1/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harry G. Hemmerly, Real Estate Broker, 93 Nance Lane, Nashville, TN 37210
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Alvin Payne (NAME) | Commerce Union Bank (NAME) | 84-11 |
| 2315 Dennywood Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 126 |
| Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 3DZ-445 |

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, Larry W. Williams and Ann C. Arbuckle, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Alvin Payne & wife, Lynnette C. 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. 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 255 fronts 80 feet on the southerly margin of Dennywood Drive and extends back between lines 181.3 feet on the westerly line and 177.1 feet on the easterly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Larry W. Williams and wife Ann C. Williams by deed from Raynaldo Herrera and wife, Mary F. Herrera of record in Book 5525, page 363, Register's Office for Davidson County, Tennessee. The Williams having since divorced.

The conveyance is subject to any and all existing easements, restrictions and rights of way of record.

It is hereby agreed and understood that Ann C. Williams and Ann C. Arbuckle are one and the same person.

Grantees expressly agree to assume and pay the present unpaid balance due and owing by virtue of a Deed of Trust executed by Larry W. Williams and wife, Ann C. Williams, to J. C. Palmer, Trustee, of record in Book 5525, Page 306, said Register's office, to which reference is here made for full terms and conditions.

This is unimproved ( ) improved (X) property, known as 2315 Dennywood Drive (House Number) (Street) Nashville, TN 37214 (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 hand this 21st day of August, 1980

Larry W. Williams — Larry W. Williams

Ann C. Arbuckle — Ann C. Arbuckle

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Vivian M. Arbuckle, a Notary Public in and for said County and State, the within named Larry W. Williams and Ann C. Arbuckle

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 Nashville, Tennessee, this 21st day of August 19 80

Commission expires 1/18/82

Vivian M. Arbuckle
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

Rec Fee $5.00 375.00

**WARRANTY DEED**

FROM

LARRY W. WILLIAMS &

ANN C. ARBUCKLE

TO

CHARLES ALVIN PAYNE &

WIFE KINETTE G. PAYNE

MAIL TO HEMMER-T Realty Co
P.O. Box 8480
Nashville Tenn.
37207

603803

T
IDENTIF. REFERENCE

AUG 22 9 25 AM '80

FELIX Z. WILSON JR. 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 | 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 |
|---|---|---|---|---|

50359.46- CO
131.04 CO TX
.50 PRFEE
6.00 WDEED
CHECK 137.54-
7372A08/22/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G03803

IDENTIF. REFERENCE

AUG 22 9 25 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 775389