FROM:

PRECILLA BOOKER, TRUSTEE

TO:

HOPE, INC.

For draftsman's use

PREPARED BY:
CHAMBERS JOHNSON & BECKNER
Twelfth Floor
First American Center
Nashville, Tennessee 37238

BOOK 5680 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOPE, INC. (NAME)	NEW OWNER (NAME)	Map 92-2
1501 Herman Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 177
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Field Book 11W-02520

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 19 2 46 PM '80

REGISTER DAVIDSON COUNTY, TENN.

RUSH

G 18246

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$9,000.00**** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1980.

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

D E E D

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND AND NO/100 DOLLARS ($9,000.00), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, I, PRECILLA BOOKER, TRUSTEE for the benefit of Precilla Booker, Pauline Jones, Buanna Payne, Granville Payne, Henderson (William) Payne, Morris L. Payne, Evelyn Tripp, and Sue Nell Wynn, (hereinafter referred to as "GRANTOR"), pursuant to the authority so to do contained in an Order for Default Judgment entered on the 25th day of March, 1980, in Part II of the Chancery Court for Davidson County, Tennessee, in the matter of Precilla Booker v. Morris L. Payne, et al., Docket No. 79-2127-II, do hereby sell, transfer, and convey unto HOPE, INC., a Tennessee corporation, (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, and interest in the following described tract or parcel of land:

LAND in Davidson County, Tennessee, being Lot No. 52 of Block 4 on the Map of Hefferman Place of record in Book 161, page 138, Register's Office for said County.

SAID Lot No. 52 fronts 50 feet on the northerly side of Alameda Avenue and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to George Payne and wife, Rachel Payne, by installment deed from J. Marshall Warren and wife, Elizabeth Warren, and J. P. Garland and wife, Sarah Garland, of record in Book 1296, page 72, Register's Office for Davidson County, Tennessee; the said Rachel Payne having predeceased her husband, and the said George Payne having died testate on March 4, 1978, and said property now being vested in the eight surviving children of George Payne hereinabove named pursuant to his Last Will and Testament of record in Will Book 124, page 609, Probate Court Clerk's Office for Davidson County, Tennessee.

INCLUDED in the foregoing description, BUT EXPRESSLY EXCLUDED from this conveyance is a portion of said Lot No. 52 containing 2,332 square feet, more or less, conveyed to the State of Tennessee by deed from George Payne of record in Book 4167,

page 11, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description of said portion of Lot No. 52.

This is improved property known as 2704 Alameda Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds herself to warrant and defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through, and under the GRANTOR, but not otherwise. And GRANTOR conveys only those rights and warranties as granted in the Order of the Chancery Court of Davidson County, Tennessee, hereinabove referred to, a certified copy of which is attached hereto as Exhibit A and incorporated by reference.

WITNESS my hand this 19th day of November, 1980.

Precilla Booker Trustee
PRECILLA BOOKER, TRUSTEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named PRECILLA BOOKER, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that she, as such Trustee, being authorized so to do by Order of the Chancery Court for Davidson County, Tennessee, entered on March 25, 1980, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 19th day of November, 1980.

Susan D. Karsten
NOTARY PUBLIC

My Commission Expires:

Sept. 21, 1981

DECREE ENTERED MARCH 25, 1980, M.B. 112, PAGE 595

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 5680 PAGE 409

PRECILLA BOOKER, Plaintiff,	)	
v.	)	No. 79-2127-II
MORRIS L. PAYNE, ET AL, Defendants.	)	

ORDER FOR DEFAULT JUDGMENT

It appearing that the Defendants are in default for failure to plead or otherwise defend as required by law and that Defendants have further failed to answer to the motion for default judgment filed by Plaintiff on February 29, 1980 as set forth in the affidavit hereto annexed:

It is therefore ORDERED, ADJUDGED, AND DECREED that Lot No. 52 of Block 4 on the map of Hefferman Place as of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, also known as 2704 Almeda Street, be sold and the proceeds derived therefrom, after satisfaction of attorneys fees, court costs, any lien or encumbrance to which said property might be subject, be divided among the Plaintiff and Defendants as tenants in common equally except that the share of defendant William Payne shall be diminished by One Thousand Forty Five Dollars ($1,045.00) as prayed for in the complaint plus an additional Three Hundred Dollars ($300.00) representing rent of One Hundred Fifty Dollars ($150.00) per month due for the months of February and March, 1980.

It is further ORDERED, ADJUDGED, AND DECREED that Precilla Booker be designated as trustee for the sole and specific purpose of selling the real property located at 2704 Almeda Street as more specifically described hereinabove, for conveying title to said property, and for disbursing the proceeds from the said sale.

It is further ORDERED, ADJUDGED, AND DECREED that the said Precilla Booker execute a bond in the sum of Ten Thousand and no/100

EXHIBIT A

Dollars ($10,000.00), which sum represents the fair market value of the above described property.

C. Allen Hyde
CHANCELLOR

APPROVED FOR ENTRY:

CHAMBERS JOHNSON & BECKNER
12th Floor
First American Center
Nashville, Tennessee 37238

Ruth Kinnard
Ruth M. Kinnard

CERTIFICATE OF SERVICE

I hereby certify that a copy of the above Order was mailed to all defendants at their places of residence on this the 24th day of March, 1980.

Ruth Kinnard

CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5680 PAGE 411

I, JOHN MITCHELL GRISSIM, JR., Clerk and Master pro tem of the Chancery Court of Davidson County, Tennessee, do hereby certify that the foregoing is a full, true and correct copy of the ORDER FOR DEFAULT JUDGMENT DECREE ENTERED MARCH 25, 1980, M.B. 112, PAGE 595 of said Court, in the cause wherein PRECILLA BOOKER, Plaintiff ( ) VS. MORRIS L. PAYNE, ET AL, Defendant ( ), FILE NO. 79-2127-II, as the same appears of record and now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at my office in the Courthouse at Nashville, Tennessee, this the 17TH day of NOVEMBER, 19 80, and 205TH year of American Independence.

JOHN MITCHELL GRISSIM, JR. CLERK AND MASTER
pro tem

BY Pat Brewer
DEPUTY CLERK AND MASTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5680 PAGE 412

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
			90[illegible].00- CO	
			23.40 CO TX	
			.50 PRFE[illegible]	
			15.00 MDE[illegible]	
			CHECK	38.90-
			5483A11/19/00 RAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G18246

IDENTIFICATION REFERENCE

NOV 19 2 46 PM '00

REGISTER
DAVIDSON COUNTY, TENN.

No. 792908