9285 06/04 78.00- CHECK

FORM NO. WD-1

BOOK 5753 PAGE 197

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$27,491.20

James E. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1981

Irene W. Flair
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James. E. & Christine L. Payne (NAME)	Commerce Union Bank (NAME)	71-15-17
224 LeMay Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	12DA-35358
Joelton, Tn. 37080 (CITY) (STATE) (P O ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

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, John K. Cunningham and wife, Carolyn G. Cunningham

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Payne III and wife, Christine Lenore 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:

BEING Lot No. 81 on the Plan of Eastmoreland Place, of record in Book 161, page 170, Register's Office for said County.

SAIDLot No. 81 fronts 50 feet on the southerly margin of Marie Street and extends back between parallel lines measuring 130 feet to a 10 foot alley in the rear.

BEING the same property conveyed to John K. Cunningham and wife, Carolyn G. Cunningham by deed from George Franklin Flair and wife, Virginia Mai Flair of record in Book 5525, page 690, Register's Office for Davidson County, Tennessee.

GRANTORS hereby assume and agree to pay the mortgage held by Commerce Union Bank of record in Book 5525, page 693, said Register's Office. Escrow account to be transferred to Grantees.

THIS conveyance subject to such restrictive covenants, easements and setback lines of record in said Register's Office.

unimproved ( )
This is improved (X) property, known as 128 Marie Street Nashville, Tn. 37207
(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 3rd day of June, 19 81

John K Cunningham
John K. Cunningham

Carolyn G. Cunningham
Carolyn G. Cunningham

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John K. Cunningham and wife, Carolyn G. Cunningham

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 3rd day of June 19 84.

Commission expires 4/21/85

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

John K. Cunningham and wife,

Carolyn G. Cunningham

TO

James E. Payne and wife,

Christine Lenore Payne

G. 4. 4 7. 4 0

IDENTIF. REFERENCE

JUN 4 9 52 AM '8

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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
			27491.20- CO	
			71.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
9285A06/04/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.44.7.40

IDENTIF. REFERENCE

JUN 4 9 52 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 825445