WARRANTY DEED

BOOK 5858 PAGE 564

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Mary Katherine Brown (NAME)	Leader Federal Savings & Loan Assn. (NAME)	103-12
4207 Aberdeen Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3410 (STREET ADDRESS)	38
Nashville, TN 37205 (CITY) (STATE)	Memphis, TN 38103 (P. O. ZIP) (CITY) (STATE) (ZIP)	26W-1355

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, BRUCE W. PAYNTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY KATHERINE BROWN,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 57, Block I on the Plan of Cherokee Park Third Section as of record in Book 843, pages 2 & 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce W. Paynter by deed from Evelyn Aldred, Executrix of the will of Otto H. Longworth of record in Book 5751, page 504, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes which have been prorated and assumed by the Buyer; and (2) All matters appearing on the Plan of record in Book 843, pages 2 & 3, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest, on a certain note, dated May 29, 1981, in the original principal sum of $40,000.00, payable to Leader Federal Savings and Loan Association in monthly installments including interest as set forth in said note, and being secured by a deed of trust of record in Book 5751, page 499, said Register's Office.

Mary McKee Paynter, wife of Bruce W. Paynter, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all martial rights, which she may have in the subject property.

unimproved ( )
This is improved (XX) property, known as 4207 Aberdeen Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of March, 19 82.

Mary McKee Paynter
MARY MCKEE PAYNTER

Bruce W. Paynter
BRUCE W. PAYNTER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce W. Paynter and wife, Mary McKee Paynter the 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 3rd day of March, 1982.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Mary Katherine Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 82

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

5763 03/03 152.10 CHECK

WARRANTY DEED

FROM BRUCE W. PAYNTER

TO MARY KATHERINE BROWN

G 82257

IDENTIF. REFERENCE

MAR 8 9 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5858 PAGE 566

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
			56000.00- CO	
			145.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.10-	
5760403/08/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 2 5 7

IDENTIF. REFERENCE

MAR 8 8 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870158