This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6045 PAGE 373

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Geyer and	SAME	part of 44-11-4
Harry B. Anderson	(NAME)	
304 BRANDYWINE DR.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

cash in hand paid by Richard L. Geyer and Harry B. Anderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

D. Payne and Sue Payne

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard L. Geyer and Harry B. Anderson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Parcel B-2 on the Plan of Resubdivision Parcel B situated in the 4th Civil District of Davidson County, Tennessee and recorded in Deed Book 1972, page 143 and described as follows: (the excluded part of Parcel B-2 is the northerly 20 feet of same which is being deeded to Glen E. Tidwell by deed recorded simultaneously herewith from D. Payne and Sue Payne):

Said part of Parcel B-2 fronts 91.3 feet on the west side of Bryan Street and extends back 201.0 on the south line and an indeterminable length on the north line to the rear part measuring 92.2 feet thereon.

Being part of the same property conveyed to John R. Payne, W. H. Baker and D. Payne, as tenants in common, each owning a one-third undivided interest, by deed from E. I. du Pont de Nemours and Company, of record in Book 2019, page 109, Register's Office for Davidson County, Tennessee. W. H. Baker conveyed his undivided 1/3 interest to D. Payne and John R. Payne by deed of record in Book 2019, page 95, said Register's Office. John R. Payne died intestate leaving the following heirs at law: John R. Payne, Jr., D. Payne and C. R. Payne. C. R. Payne died and by his Will of record in Will Book 129, page 711, Office of the County Court Clerk for Davidson County, Tennessee, devised his interest to Charles Roy Payne, Jr. John R. Payne, Jr. died, leaving his widow, Sue Payne, as his only heir-at-law. Charles Roy Payne, Jr. conveyed his interest to D. Payne by deed being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,725.

Subscribed and sworn to before me, this the 26th day of April 19 83

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th day of April 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. Payne

Sue Payne

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* D. Payne and Sue 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* 26th *day of* April, *19* 83

Mary Ensey *Notary Public*

Commission expires 4/8/84

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 .....

3242 04/27 57.98- CHECK

WARRANTY DEED

FROM
D. Payne and
Sue Payne

TO

Richard L. Geyer and

Harry B. Anderson

H 44320

IDENTIF. REFERENCE

APR 27 11 37 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
E-241 245

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

19775.00- CO
51.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 57.98-
3242A04/27/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 44320

IDENTIFICATION REFERENCE

APR 27 11 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944884