WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eugene L. Payne (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	
7025 Bay Cove Trail (STREET ADDRESS OR ROUTE NUMBER)	3rd Floor, First American Center (STREET ADDRESS)	MAP 141-11A
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	PARCEL 70

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

Cash in hand paid by Eugene L. Payne and wife, Anne M. Payne and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Billy J. Justice, and wife, Betty J. Justice *have this day bargained and sold, and do hereby transfer and convey unto the said* Eugene L. Payne, and wife, Anne M. Payne *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

Land in Davidson County, Tennessee, being Lot No. 167 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 80.0 feet on the northerly margin of Bay Cove Trail and extends back 184.15 feet on the easterly line and 183.08 feet on the westerly line to a dead line in the rear, measuring 80.01 feet thereon.

Being the same property conveyed to Billy J. Justice and wife, Betty J. Justice by deed from Perryman Construction Co., Inc. of record in Book 5928, page 903, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 20th day of April 19 84

Affiant

My commission expires: 7/21/85 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 7025 Bay Cove Trail, Nashville, Tennessee 37221 (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 20th *day of* April, 19 84. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy J. Justice

Betty J. Justice

CHECK

1061 04/24/218.40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Donna Gregory *a Notary Public in and for said County and State,* Billy J. Justice, and wife, Betty J. Justice

the within named bargainor 5, *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 20th *day of* April, *19* 84.

Commission expires 7/2/85

Donna M. Gregory *Notary Public*

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 .....

I 1 7 5 4 0

IDENTIF. REFERENCE

APR 24 3 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Billy J. Justice etux

TO
Eugene L. Payne etux

6-245212

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

8150[illegible].00- CAMT.
211.50 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 218.40-
1061A04/24/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 7 5 4 0

IDENTIF. REFERENCE

APR 24 3 15 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30742