THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
140 N. MAIN ST. GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS, NAME(S) AND MAILING ADDRESS OF OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Caruthers et ux	same	115-14
(NAME)	(NAME)	
6411 Bresslyn Road		69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of

EIGHTY FIVE THOUSAND DOLLARS ($85,000.00) *Dollars,*
of which TEN THOUSAND DOLLARS ($10,000.00) has been paid, the receipt of which is hereby acknowledged, and a mortgage of even date in the amount of SEVENTY-FIVE THOUSAND DOLLARS ($75,000.00), and other good and valuable consideration,

JOHN PAYNE, SR., JAN MARIE PAYNE DANFORTH, and JOHN PAYNE, JR.

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

KENNETH CARUTHERS and wife, LINDA CARUTHERS

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 744 on the Map of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for said County.

Said Lot No. 744 fronts 209.2 feet on the easterly side of Bresslyn Road and runs back between lines, 170.9 feet on the northerly line and 240.3 feet on the southerly line to a dead line in the rear on which it measures 195.9 feet.

The above described property is conveyed subject to restrictive covenents of record in Book 2340, page 513, as amended in Book 2341, page 221, said Register's Office.

Being the same property conveyed to Robert L. Powell and wife, Marion S. Powell, by deed from Oscar H. Mason and wife, Dorothy E. Mason, as of record in Book 2491, page 61, said Register's Office, the said Robert L. Powell and Marion S. Powell having since deceased. The estate of Robert L. Powell is of record under Docket No. 73506, Office of the Probate Clerk for said County, and shown as Minute Book 290, page 670, said Office, conveying the property to Janet Lee Payne, who has since deceased, as shown by the probate of her estate intestate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 7 day of March 19 85

Affiant John Payne, Sr.

My commission expires: 10/19/86 (Affix Seal) Notary Public John M. Haynes

This is unimproved ( ) improved (X) property, known as 6411 Bresslyn Road, Nashville, TN
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

KENNETH CARUTHERS and wife, LINDA CARUTHERS

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* KENNETH CARUTHERS and wife, LINDA CARUTHERS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 7 day of March, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Payne, Sr.
JOHN PAYNE, SR.

Jan Marie Payne Danforth
JAN MARIE PAYNE DANFORTH

John Payne, Jr.
JOHN PAYNE, JR.

03/B 227.50- CHE

6824

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN PAYNE, SR., JAN MARIE PAYNE DANFORTH, and JOHN PAYNE, JR. *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 Goodlettsville, Tennessee *this* 7 *day of* March, *19* 85

John M. Cameron
Notary Public

Commission expires 10/19/86

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 .....

under Docket No. 73505, Office of the Probate Clerk for said County. John Payne, Sr., Jan Marie Payne Danforth, and John Payne, Jr. are the surviving heirs of the estate of Janet Lee Payne, as shown in Minute Book 290, page 669, Office of the Probate Clerk for Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

IDENTIFICATION REFERENCE

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
MAR 8 8 48 AM '85

87 0 0 7 1

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

RECEIVED OF _____

FOR _____

BOOK 6506 PAGE 311

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

85000.00- CAMT
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
6824A03/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 7 0 0

IDENTIF. REFERENCE

MAR 8 8 40 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114057