This instrument prepared by Berry/Freeman, Attorneys, 333 Gallatin Road, Madison, TN. 37115

WARRANTY DEED

BOOK 6531 PAGE 422

Craig Payne, single
P.O. Box 1745
Punta Gorda Fla.
33950

Same

Map 34-6
Parcel 23

FOR AND IN CONSIDERATION of the transfer to me of a certain tract of land in the 5th Civil District of Sumner County, Tennessee, being 20 acres more or less and known as parcel 44 on the property map 161 and described in Deed Book 358, page 979, Register's Office for Sumner County,

We, WILLIAM M. RICE AND WIFE, KATHERINE R. RICE have this day bargained and sold and do hereby transfer and convey unto the CRAIG PAYNE, single, his (successors), heirs and assigns, certain real estate in Davidson County, Tennesse, as follows:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, adjoining the Southwest side of Shepherd Hills Subdivision and being part of the A.J. Coleman tract described as follows:

Beginning on a concrete monument on the southerly margin of Spring Branch Drive it being the northwest corner of Lot number 47 of Shepherd Hills, thence S 5° 15' E. with the west boundary of Lot number 47 350 feet to a concrete monument it being the southwest corner of Lot number 47, thence N. 84° 45' E. with a southerly boundary of Lot number 47 120 feet to an iron pin it being the common corner of Lots number 47, 48 and 89 of Shepherd Hills, thence S. 9° 20' E. with the back line of Lots number 89 and 88 188.3 feet to an iron pin the corner of Lots number 88 and 87, thence S. 22° 36' E. with the back line of Lot number 87 160.5 feet to an iron pin the corner of Lots number 87 and 86, thence S. 32° 11' E. with the back line of Lot number 86 156.2 feet to an iron pin the corner of Lots number 86 and 85, thence S. 41° 42' E. with the back line of Lot number 85 158.2 feet to an iron pin the corner of Lots number 85 and 84, thence S. 45° 56' E. with the back line of Lot number 84 160.4 feet to an iron pin the corner of Lots number 84 and 83, thence S. 56° 05' E. with the back line of Lot number 83 120 feet to an iron pin the corner Lots number 83 and 82, thence S. 53° 42' E. with the back line of Lot number 82 120.1 feet to an iron pin in the center of a branch it being the corner of Lots number 82 and 81 of Shepherd Hills, thence with the meanderings of the branch S. 79° 58' W. 272.6 feet, N. 55° 52' W. 428.1 feet, N. 33° 30' W. 279.8 feet, N. 11° 18' W. 157.5 feet, N. 53° 02' W. 323.8 feet, N. 66° 20' W. 96.2 feet and N. 83°25' W. 301.5 feet to a point in the center of the branch, thence leaving the branch S. 53° 58' W. 188.9 feet to a point on the easterly margin of a County road, thence northerly with said margin 50 feet to a point, thence N. 53° 58' E. 564.9 feet to a point the beginning of a curve, thence easterly with a curve to the right having a radius of 525 feet 277.94 feet to a point the end of the curve, thence N. 84° 45' E. 157.35 feet to a concrete monument at the intersection of Cude Lane and Spring Branch Drive, thence S. 29° E. crossing Spring Branch Drive 54.62 feet to the point of beginning containing 12.18 acres being the same more or less.

Being the same property conveyed to William M. Rice and wife, Katherine R. Rice, by deed from A.J. Coleman and wife, Edith M. Coleman, of record in Book 5388, page 694 and Book 6394, page 797, Register's Office for Davidson County, Tennessee.

CHECK
04/11 396.50-

STATE OF TENNESSEE
County of SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed ans sworn to before me, this 8 day of MARCH, 1985

Hubert L Baker
Affiant

My Commission expires: 7-17-88
(Affix seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7155

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belong to the CRAIG PAYNE, his (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, except for 1985 property taxes which are being prorated and assumed by the grantee, and Agreement for dedication of easement for sanitary sewers and/or storm drainage of record at Book 4224, page 198, Register's Office for Davidson County, Tennessee, and Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4224, page 208, said Register's Office.

This property may not be used for any government subsidized apartments or duplexes. This restriction shall run with the land and shall be binding on the grantee his heirs and assigns.

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

Witness our hands this 8th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and dated.

William M. Rice
WILLIAM M. RICE

Katherine R Rice
KATHERINE R. RICE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. RICE AND WIFE, KATHERINE R. RICE the within named 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 of Nashville, Tennessee, this 8th day of March, 1985.

J. William
Notary Public

Commission expires 7-17-88.

I 9 5 8 5 8

IDENTIF. REFERENCE

APR 11 11 00 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6531 PAGE 424

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
7155A04/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19585

IDENTIF. REFERENCE

APR 11 11 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 124113