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

WARRANTY DEED

BOOK 6531 PAGE 425

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlyle D. Apple & Hubert Baker	SAME	Map 34-6
(NAME:)	(NAME:)	
230 Bluegrass Drive		Parcel 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN. 37075		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ---------- $10.00 ---------- *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

CRAIG PAYNE, single *have bargained and sold, and by these presents do transfer and convey unto the said* CARLYLE D. APPLE (66-2/3% undivided interest) and HUBERT L. BAKER (33-1/3% undivided interest) as tenants in common *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

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 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 number86 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150.00

Subscribed and Sworn to before me, this the 8th day of March, 1985

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

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 Craig Payne, single, by deed from William M. Rice and wife, Katherine R. Rice, of record in Book 6531 page 422, Register's Office for Davidson County, Tennessee.

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 grantees their heirs and assigns.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CARLYLE D. APPLE AND HUBERT L. BAKER ..... their ..... *heirs and assigns, forever.*

And I *do covenant with the said* CARLYLE D. APPLE AND HUBERT L. BAKER *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1985 property taxes which are being prorated and assumned by the grantees, and Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4224, page 198, R.O.D.C., and Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4224, page 208, Register's Office for Davidson County, Tennessee.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* CARLYLE D. APPLE AND HUBERT L. BAKER *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *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.*

Craig Payne
CRAIG PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* CRAIG PAYNE, single

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7 *day of* March, *19* 85.

William T. Berry, *Notary Public.*

Commission Expires 7-17-88.

WILLIAM T. BERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 6531 PAGE 429

WARRANTY DEED

FROM

CRAIG PAYNE, single

TO

CARLYLE D. APPLE, ET AL

G-21744

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

I 95859

IDENTIF. REFERENCE

APR 11 11 00 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

7156 04/11/85 10:50 BIECK

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

RECEIVED OF _____

FOR _____

BOOK 6531 PAGE 429

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
			12.00	WDEED
			CHECK	402.50-
7156A04/11/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 8 5 9

T
IDENTIF. REFERENCE

APR 11 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 124114