THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:

Delton H. Payne, III
413 Cedarvalley Drive
Nashville, TN. 37211

SEND TAX BILLS TO:

Regency Mortgage, Inc.

260 Regency Court
Waukesha, Wisconsin 53186

MAP-PARCEL NUMBERS:

MAP 162-13
PARCEL 31
SDU 42563

WARRANTY DEED

BOOK 6534 PAGE 399

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert M. Crichton and wife, Mary Crichton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Delton H. Payne, III and Delton Howard Payne, Jr., both unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 30 on the revised plan of Section One, Cedarwood Estates, of record in Book 4675, page 62, Register's Office for said County.

SAID Lot No. 30 fronts 102.81 feet on the southerly margin of Cedarvalley Drive and extends back 159.12 feet on the easterly line and 159.82 feet on the westerly line to a dead line in the rear, measuring 94.00 feet thereon.

Together with and subject to an easement for joint driveway purposes as set forth in an instrument of record in Book 6534, page 395, as to the drive serving both Lot 31 and subject Lot 30, and together with an subject to an easement for joint driveway purposes as to the drive serving both subject Lot 30 and Lot 29 upon and across so much of the property as is currently being used for driveway purposes, as shown on a survey by John B. Kohl, III, dated March 14, 1985, and attached hereto as Exhibit A. A reciprocal easement for joint driveway purposes as to the drive serving both subject Lot 30 and Lot 29 is being set forth in a deed conveying Lot 29 to the same grantee of even date herewith. It is the express intent of grantor that this easement shall run with the land and shall not be extinguished by the doctrine of merger.

BEING the same property conveyed to Robert M. Crichton and wife, Mary Crichton by deed from George Margrave and wife, Sharmin J. Margrave, of record in Book 5932, page 217, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4753, page 683, and to the matters set forth in the above referenced plan of record.
This is (un)improved property, known as 413-415 Cedarvalley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of April, 1985

Mary Crichton
Mary Crichton

Robert M. Crichton
Robert M. Crichton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of April, 1985, before me personally appeared Robert M. Crichton and Mary Crichton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6534 PAGE 400

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Delton Howard Payne Jr
Affiant

Subscribed and sworn to before me, this the 12th day of April, 1985

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

I 9 6 9 2 1

IDENTIF. REFERENCE

APR 16 1 23 PM 1985

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Robert M. Crichton and wife, Mary Crichton

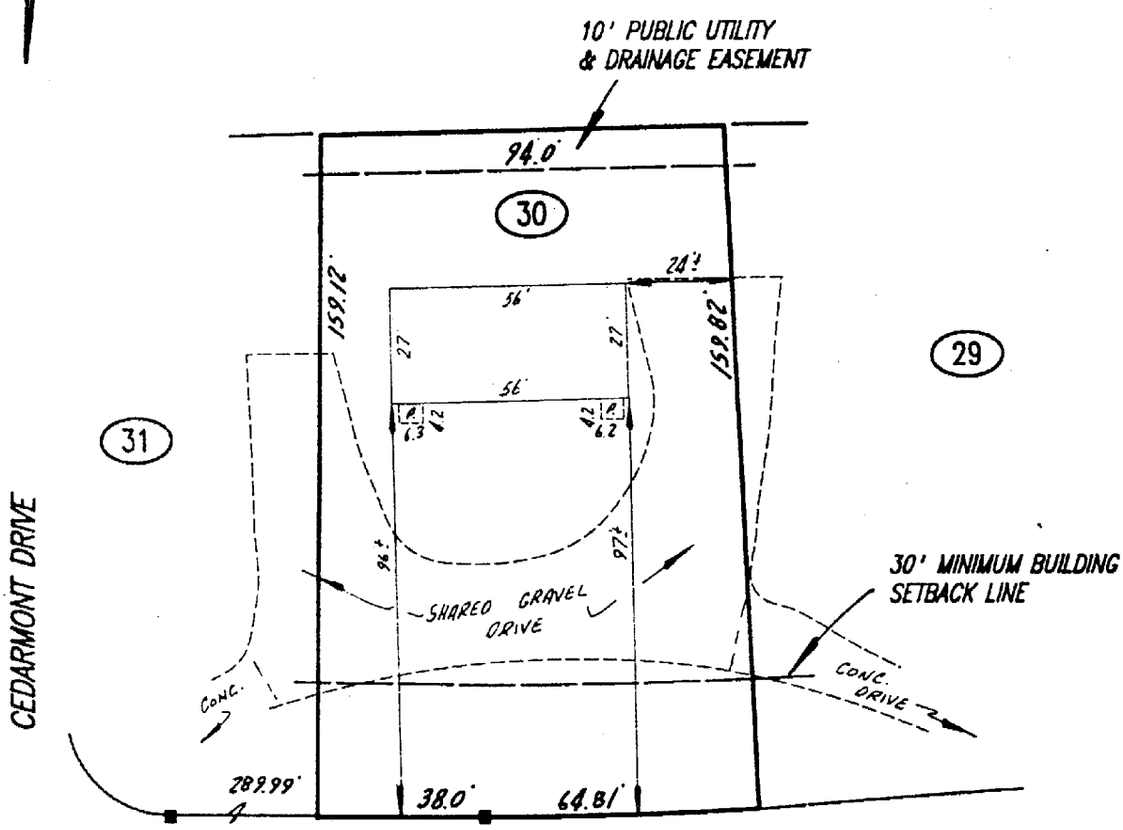
to:
Delton H. Payne, III and Delton Howard Payne, Jr., both unmarried

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23319

NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.



MORTGAGE LOAN INSPECTION

OWNER: DELTON HOWARD PAYNE, III & DELTON HOWARD PAYNE, JR.

SCALE: 1" = 40' DATE: MARCH 14, 1985

PROPERTY LOCATED: 413 – 415 CEDARVALLEY DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 30 ON THE PLAN OF
CEDARWOOD ESTATES – SECTION 1 – REVISED

RECORDED: BOOK 4675 – PAGE 62 – R.O.D.C.

FILE NO W 47212 P

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: [signature]

JOHN B. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 1180

JOHN KOHL & COMPANY, P.C. • 920 Woodland Street, Nashville, TN 37206 • (615) 227-3633

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY.
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6534 PAGE 402

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

72500.00- CAMT.
188.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 198.00-
B431A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19692 I

IDENTIF. REFERENCE

APR 16 1 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 125355