THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8/Cg

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ernest H. Bennett, Jr. 2612 Westwood Avenue Nashville, TN 37212	City Federal Savings and Loan Association 1141 East Jersey Street Elizabeth, NJ 07201	104-292 15 24W-10785

WARRANTY DEED

BOOK 6624 PAGE 25

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, Bruce W. Paynter and wife, Mary M. Paynter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernest H. Bennett, Jr. and wife, Ann Starr 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND in Davidson County, Tennessee, being the easterly 63.5 feet of the westerly 65 feet of the southerly 192 feet of Lot No. 36 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 36 fronts 63.5 feet on the northerly side of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.

BEING the same property conveyed to Bruce W. Paynter and wife, Mary M. Paynter by deed from James D. Barnes and wife, Betty Jean Barnes, of record in Book 5857, page 588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 2612 Westwood Avenue, Nashville, TN 37212.

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 31st day of July, 1985.

Mary M. Paynter

Bruce W. Paynter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 1985, before me personally appeared Bruce W. Paynter and wife, Mary M. Paynter, 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.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-2X-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6624 PAGE 26

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 $ 112,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Bruce W. Paynter and wife, Mary M. Paynter

to:

Ernest H. Bennett, Jr. and wife, Ann Starr

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

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN
Aug 6 3 31 PM '85

IDENTIFICATION REFERENCE

2.6.4.6.7.

TN-03892

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6624 PAGE 27

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			112000.00- CNVT.	
			291.20 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	297.70-
4888A	08/06/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2649.7

IDENTIFICATION REFERENCE

AUG 6 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160910