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

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| David W. Turner<br>1230 Eastdale Avenue<br>Nashville, TN 37216 | Leader Federal Savings & Loan Association<br>158 Madison Avenue<br>Memphis, Tennessee 38103 | 61-12<br>13<br>15DZ-23375 |

**WARRANTY DEED**

BOOK 6648 PAGE 419

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,

Rye J. Payne and wife, Doris W. Payne

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David W. Turner and wife, Lisa R. Turner

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 the northeasterly 35 feet of Lot No. 4, all of Lot No. 6 and the southwesterly 20 feet of Lot No. 8 of Block "B" on the plan of Section No. 2 of Jackson Park, of record in Book 843, page 21, Register's Office for said County.

SAID property adjoins and fronts together 130 feet on the southeasterly margin of Eastdale Avenue and extends back between parallel lines of 175 feet to a dead line.

BEING the same property conveyed to Rye J.Payne and wife, Doris W. Payne by Deed from Marie Herndon Parham, unmarried, of record in Book 6117, page 514, Register's Office for Davidson County, Tennessee.

3 4 0 9 8

IDENTIFICATION REFERENCE

SEP 5 2 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1230 Eastdale Avenue, Nashville, TN 37216.

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 30th day of August, 1985.

Doris W. Payne

Doris W. Payne

Rye J. Payne

Rye J. Payne

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 30th day of August, 1985, before me personally appeared Doris W. Payne, 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 she executed the same as her free act and deed.

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-19-1988

Judy D. Rooks
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 5648 PAGE 420

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.

David William Turner
Affiant

Subscribed and sworn to before me, this the 30th day of August, 19 85.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 30th day of August, 1985, before me personally appeared Rye J. Payne, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free and and deed.

Judy G. Keaton
Notary Public

My Commission expires:

11-19-1988

**WARRANTY DEED**

from:

Rye J. Payne and wife, Doris W. Payne

to:

David W. Turner and wife, Lisa R. Turner

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

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6648 PAGE 421

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 |
|---|---|---|---|---|
| | | | 72500.00- CONT. | |
| | | | 180.50 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 195.00- | |
| | | | 4062A09/05/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34098

IDENTIFICATION REFERENCE

SEP 5 2 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169863