THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys Box 8
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 cg
from unverified information furnished by the parties

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward Adelman, Jr. 6539 Melinda Drive Nashville, TN. 37205	FBS Mortgage Corporation P.O. Box 1199 Minneapolis, Minnesota 55440	Map 162-13 PARCEL 30 5DU-42564

WARRANTY DEED BOOK 6727 PAGE 307

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, HARRY ROBERT PAYNE and DELTON HOWARD PAYNE, JR. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward Adelman, Jr. 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. 29 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. 29 fronts 102.54 feet on the southerly margin of Cedarvalley Drive and extends back 159.82 feet on the easterly line and 153.16 feet on the westerly line to a dead line in the rear, measuring 89.10 feet thereon.

Together with and subject to an easement for joint driveway purposes of record Book 6534, page 444, Register's Office for said County.

BEING the same property conveyed to Harry Robert Payne and Delton Howard Payne, Jr., both unmarried by deed from Robert M. Crichton and wife, Mary Crichton of record in Book 6534, page 444, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4753, page 683, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Regency Mortgage, Inc. of record in Book 6534, page 448, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 417-419 Cedarvalley Drive, Nashville, TN. 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 27th day of November, 1985.

Harry Robert Payne

Delton Howard Payne, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of November, 1985, before me personally appeared Harry Robert Payne and Delton Howard Payne, Jr., 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 6727 PAGE 308

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 $ 73,580.47.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of November, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

Harry Robert Payne and
Delton Howard Payne, Jr.

to:

Edward Adelman, Jr.

Return to: cg

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

IDENTIFY REFERENCE

DEC 5 10 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5 8 4 5 8

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6727 PAGE 303

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
			73560.47- CAPIT. 191.36 CSTAX .50 PRFEE 6.00 MDEED CHECK 197.86- 3181A12/05/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8458.

IDENTIFT. REFERENCE

Dec 5 10 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 198242