File Box 22

WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

# WARRANTY DEED

BOOK 6786 PAGE 477

This instrument prepared by:

A. Russell Brown, Attorney at Law (Name) | 105 Court Square - P.O. Box 98 (Street address or Route Number)

Lafayette, (City) | Tennessee (STATE) | 37083 (ZIP CODE)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Payne (NAME:) | SAME (NAME:) | MAP - 43-13 |
| P.O. Box 94 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL -318 |
| Madison, Tennessee 37115 (CITY) STATE (ZIP CODE) | (CITY) STATE (ZIP CODE) | |

FOR AND IN CONSIDERATION of the sum of TWENTY-EIGHT THOUSAND AND 00/100----------
----------($28,000.00)---------- DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged in full, I, Gary Alan East, Conservator of the person and estate of Delores East,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert E. Payne, his heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "D" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly side of Hickory Street (formerly Oak Street) and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Verlin Clayton East and wife, Delores East by Deed from George P. Howell and William H. Howell, dated April 25, 1956, and recorded in Deed Book 2536, Pages 385-386, Register's Office for Davidson County, Tennessee.

Said Verlin Clayton East is deceased having died July 21, 1985. The said Delores East was declared incompetent by the Probate Court of Macon County, Tennessee, on the 5th Day of November, 1985, and the said Gary Alan East was appointed Conservator. This property is being sold pursuant to a Judgment and Order approving sale dated February 7, 1986, by the Chancery Court of Macon County, Tennessee.

This conveyance is made subject to easements, setback lines, and restrictions as shown in Books 1129, Page 521, 1194, Page 653, and in Book 974, page 69, all recorded in the Register's Office for Davidson County, Tennessee.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXX

XXXXXXXXXXXXXXXXXXXXXXX........................................................................................XXXXXXXXXXXXXXXXXXXX

XXXXXXX..............................................XXXXX..............................................

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**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

Robert E. Payne, his

heirs and assigns, forever. And I do covenant with the said

Robert E. Payne

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

Robert E. Payne, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 20th day of Febuary, 1986

Witness:

Gary Alan East Conservator
GARY ALAN EAST, Conservator

.......................................................... ..........................................................

.......................................................... ..........................................................

..........................................................................................................................................

**State of Tennessee** .................................................... **County.**

**The foregoing Deed was received and transferred.**

**This** .................. **day of** ........................................, **19**........, **at**.................. **O'Clock** ........**M.**

..........................................................
**Assessor of Property.**

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Alan East, Conservator of the person and estate of Delores East,

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

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Witness my hand and official seal, at Nashville

Tennessee, this 2nd day of February 19 86

My Commission Expires 2/20, 1988

A. Russell Brown
Notary Public

RUSSELL BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, COUNTY

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

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

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STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

, 19, and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 28,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert E. Taylor
Affiant

Subscribed and sworn to before me this the 20th day of February 19 86.

2-20-88

A. Russell Brown
Register or Notary Public.

RUSSELL BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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# Warranty Deed

FROM

GARY ALAN EAST, Conservator

TO

ROBERT E. PAYNE

## STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

....., A.D. 19....,

at ..... o'clock ..... M. Noted in Note Book

....., page....., and recorded in Book

of Deeds ....., Vol. ....., Page.....

Fee Paid, $.....

State Tax . . . . . $ .....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

IDENTIFICATION REFERENCE

FEB 20 3 34 PM '86

7.7.2.7.1.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6786 PAGE 481

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-7227 I

IDENTIFICATION REFERENCE

FEB 20 3 34 PM 86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 220650