FILE BOX "7" . FILE NO. 19604

file 7

FORM NO. WD-1

BOOK 6975 PAGE 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000

D. Frances Saturn M.D.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 1986

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM FAXON PAYNE et ux	S A M E	Map 116-16-A
(NAME)	(NAME)	
3708 Hobbs Road		Part of Parcel 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 43776
Nashville, Tennessee 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, MARY ELLEN RAGAN, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM FAXON PAYNE et ux FRANCES W. PAYNE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT being Unit No. 8-A as located on Lot No. 8 of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" to the Master Deed and By-Laws of "The Garden", Lots 7, 8 and 9 condominiums, of record in Book 5810, page 176, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common limited common areas as shown on said Exhibit "B" and as set out in Master Deed and By-Laws applicable to Unit 8-A.

BEING the same property conveyed to Mary Ellen Ragan by deed from Creason Clayton and wife, Gania Clayton of record in Book 5839, page 828, Register's Office for Davidson County, Tennessee.

07.60

IDENTIFICATION REFERENCE

SEP 10 2 53 PM '86

REGISTER DAVIDSON COUNTY TN

CHECK 59/10 538.10-

unimproved ( )
This is improved (X) property, known as 3708 Hobbs Road, Unit 8-A, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of September, 1986

Mary Ellen Ragan
MARY ELLEN RAGAN

416

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY ELLEN RAGAN, a single person

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 4th day of September, 1986.

Janet S. Davis, Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARY ELLEN RAGAN,

a single person

TO

WILLIAM FAXON PAYNE et ux

FRANCES W. PAYNE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

197000.00 CAMT.
551.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 558.10
0416A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4076

IDENTIFICATION REFERENCE

SEP 10 2 53 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 293271