BOOK 7163 PAGE 453

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Terrence A. Payie 1311 GARTLAND AVE. NASHVILLE, TN 37206	SAME	Map 83-9 Parcel 62 18W-0110

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Lyndal Roberts and wife, Margaret Roberts hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Terrence A. Payie and wife, Sadie B. Payie, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 7, Block 1, on the Plan of the Partial Plan of the Property of the East Addition Real Estate Company of record in Book 161, page 73, said Register's Office.

Said part of Lot No. 7 fronts 50 feet on the northerly margin of Gartland Avenue and extends back between parallel lines 160 feet to a 15 foot alley.

Being part of the same property conveyed to Lyndal Roberts and wife, Margaret Roberts, by deed from Michael W. Skelton, of record in Book 6957, page 327, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 161, page 73, said Register's Office; Deed of Trust of record in Book 6313, page 409, said Register's Office.

This is improved property known as 1311 Gartland Avenue, Nashville, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Terrence A. Payie and wife, Sadie B. Payie, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 our hands on this the 6th day of March, 1987.

Lyndal Roberts

Lyndal Roberts

Margaret Roberts

Margaret Roberts

02533

IDENTIFICATION REFERENCE

MAR 10 4 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyndal Roberts and wife, Margaret Roberts, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 6th day of March, 1987.

Carolyn Sisemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Jeanne A. Payne
Affiant

Subscribed and sworn to before me this the 6th day of March, 1987.

Carolyn Sisemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

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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

47000.00- CAMT.
131.60 CSTAX
.50 PRFEE
6.00 WDED
CHECK 138.10-
0304A03/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02533

IDENTIFICATION REFERENCE

Mar 10 4 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55461