BOOK 7191 PAGE 673

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Sadie B. Payie 1311 GARTLAND AVE NASHVILLE. TN. 37206	SAME	Map 83-10 Parcel 257 23W-07270

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee 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 Sadie B. Payie, hereinafter called the Grantee, her 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 Lot No. 3 on the unrecorded Map showing the subdivision of Lot No. 82 on the Plan of Lockeland, and described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, dated May 1905, of record in Book 57, page 135, Register's Office for said County.

Said Lot No. 3 fronts 52 feet on the northerly margin of Forrest Avenue, formerly Morrow Street, and extends back between parallel lines, 170 feet to an alley.

Being a part of the same property conveyed to Lyndal Roberts by deed from Sunbelt Real Estate Investments, Inc. of record in Book 7002, page 354, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, Page 135, said Register's Office.

This is improved property known as 1705 Forrest Street, Nashville, TN.

A purchase money deed of trust is being filed simultaneously herewith.

The contract of sale survives the closing.

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 Sadie B. Payie, her 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 2nd day of April, 1987.

Lyndal Roberts

Margaret Roberts

Lyndal Roberts

Margaret Roberts

1 1 1 4.6

IDENTIFICATION REFERENCE

APR 3 12 23 PM '87

FELIX Z. WILSON JR. 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 2nd day of April, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

Subscribed and sworn to before me this the 2nd day of April, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

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 _____

BOOK 7191 PAGE 675

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

CHECK 127.72-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

APR 3 12 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65123