Box 30

BOOK 7243 PAGE 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 44500.00

Subscribed and sworn to before me, this the 21 day of April 19 87

My commission expires: 1-10-89 (Affix Seal)

X Michael T. Payne Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Michael Payne	Security Fiancial & Mortgage Corporation
284 ~~248~~ 38th Avenue North	1611 Des Peres Road, Suite 320
Nashville, Tennessee 37209	St. Louis, Missouri 63131
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP & PARCEL NO. 092-13-0	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James A. Deal

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael Payne and wife, Tanya D. Payne

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being a part of the 28.26 acre tract shown on the Map of Charlotte Park Company's 2nd Addition, Extended, or record in Book 421, at page 10, said Register's Office.

BEGINNING at a point in the easterly margin of 38th Avenue North, said point being the northwesterly corner of Lot 77 of the Valley View Subdivision, Section 2, of record in Book 2330 at page 103, Register's Office for Davidson County, Tennessee; thence North along said 38th Avenue North, 62.8 feet to the beginning of a curve; thence around said curve in a northeasterly direction 28.4 feet to a point in the southerly margin of an abandoned street; thence along said abandoned street, 108.8 feet to a point in the westerly margin of an alley; thence along said alley, South 98.8 feet to a point in the northerly margin of Lot 77; thence southwesterly, 124 feet to the point of beginning.

Being the same property conveyed to James A. Deal by deed recorded in Book 6377 at page 994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

FELIX Z. WILLIS III REGISTER DAVIDSON COUNTY, TN
MAY 21 8 50 AM '87
IDENTIFICATION REFERENCE
2.8 1.4 7.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 284 ~~248~~ 38th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 21 day of April 19 87

X James A. Deal

X

State of Tennessee
County of Davidson

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On this 21 day of April, 19 37, before me personally appeared James A. Deal to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

7-7-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

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
			44500.00- CAMT.	
			124.60 CSTAX	
			.50 PRFEE	
			6.00 WDEFD	
			CHECK 131.10-	
9782A	05/21/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8: 1: 47.

IDENTIFI REFERENCE

MAY 21 8 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.84274