BOOK 7281 PAGE 20

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 1987

Notary Public

MY COMMISSION EXPIRES: 9-19-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Green, 141 Thompson Lane, Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary & Peggy Payne (NAME)	SAME (NAME)	106-13
2137 Sadler Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par 147
Nashville, Tn. 37 211 (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, Willie F. Smith and wife Bertha Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Payne and wife Peggy 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:

LAND in the Sixth Civil Districe of Davidson County, Tennessee, being Lot No. 56 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 56 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Willie F. Smith and wife, Bertha Smith by Warranty Deed from Harry Lester Byrd and wife, Dalton Lee Byrd, of record in Book 5091, Page 37, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2137 Sadler Drive, Nashville, Tenn. 37211
(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 our hand s this 26 day of June, 1987

Willie F. Smith
WILLIE F. SMITH

Bertha Smith
BERTHA SMITH

STATE OF TENNESSEE
Davidson County

BOOK 7281 PAGE 21

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIE F. SMITH AND WIFE BERTHA SMITH

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 87.

Commission expires 9-11-90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Willie F. Smith, et ux

TO
Gary Payne, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 22

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
			1995.00→ CAMA	
			56.00 CTAX	
			.50 PRFEE	
			5.00 MISC	
			CHECK	52.50→
4306A06/29/87			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4078 B.

IDENTIFI REFERENCE

JUN 29 [illegible] 87

D. WILSON COUNTY, TN

No. 98489