BOOK 7547 PAGE 672

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM:

Associates Financial Services Company of Tennessee, Inc.

TO

Phil Payne

For draftsman's use

Prepared by:
D.W. McMackin
219 Fifth Avenue, North
Nashville, TN 37219-2758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Payne (NAME)	Same (NAME)	Tracts 1 and2 87-118 4D11372
2629 Windemere (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Tract 3 87-72
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D10060

(FOR REGISTER'S USE)

3167 IDENTIFICATION REFERENCE

MAY 19 8 01 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 31,000.00 ✓

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 1988.

Notary Public

MY COMMISSION EXPIRES: 1-9-91

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Ten and no/100 ($10.00) **DOLLARS**

cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Associates Financial Services Company of Tennessee, Inc. has

8447 05/19 0101 03CHECK 96.30

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

Phil Payne, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, described according to a survey thereof by John D. McCormick, Surveyor, dated March 10, 1973, as follows:

BEGINNING at a spike in the center line of Central Pike, said point being the northeast corner of the lands of Helen Sullivan, and thence S. 5° 27' W 812.2 feet to a fence post; thence N. 78° 09' W. 154.0 feet to an iron pin; thence N 5° 25' E. 803.1 feet to a spike in the center line of Central Pike; thence easterly with said center line 154.0

to the beginning, and containing 2.84 acres, more or less.

TRACT 2:
Land in Davidson County, Tennessee, described according to a survey there-of by John D. McCormick, Surveyor, dated March 10, 1973, as follows: BEGINNING at a point, said point being the southeast corner of the above tract property and thence S 5° 27' W 45.3 feet to an iron pin; thence N 78° 09' W 154 feet to an iron pin; thence N. 5° 25' E 45.3 feet to an iron pin at the southeast corner of the property previously conveyed; thence with the south line of the property previously conveyed S 78° 09' E. 154.0 feet to the beginning, and containing 0.16 acres, more or less.

TRACT 3: A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, at the northwest corner of the Central Pike and Melvin Road.

Beginning at the southeast corner of a 40 acre tract bought by Jackson from Earhart in Book 387, page 44, Register's Office for Davidson County, Tennessee; running with the north line of Central Pike north 85-3/4° west 167 feet to a stake; thence north 4-3/4° east 40 feet to a stake; thence north 80-1/4° west 100 feet to a stake; thence north 4-3/4° east 300 feet to a stake; thence north 69-3/4° east 180 feet to a point in the center of a creek; thence up the creek south 23-1/4° east 225 feet to the center of a bridge; thence south 4-3/4° west 226 feet to the beginning and containing 2.13 acres, more or less.

Included in the above description but excluded in this conveyance is strip of land 20 feet wide, more or less lying along the north right of way line of the original Central Pike, 167 feet long as now used in the new right of way and a strip 20 foot wide, more or less and 100 feet long lying north of the Oakley Eakes property and a 25 foot strip by 226 feet lying along the east line of said tract the same being used as a right of way for Melvin Road; said strips containing 0.25 acres, more or less.

Being the same property conveyed to Associates Financial Services Company of Tennessee, Inc. by trustee's deed from D.W. McMackin, Substitute Trustee, of record in Book 7469, page 531, Register's Office, Davidson County, Tennessee.

This conveyance subject to TVA power line across the rear portion of Tracts 1 and 2; Lack of ingress and egress to and from Tract 2; Easement for flow of creeks with respect to Tract 3; Title to that portion of the premises embraced within the bounds of any streets, roads or highways with respect to Tracts 1 and 3; and applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved (X) property, known as corner of Central Pike and Melvin Road, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phil Payne, his heirs and assigns, forever.

And it does covenant with the said Phil Payne that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1988 real estate taxes, the payment of which has been prorated of even date herewith and assumed by grantee.

And the undersigned does further covenant and bind itself and its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Phil Payne, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand on this 13th day of May, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Associates Financial Services Company of Tennessee, Inc.

By: ✓

Vice President

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

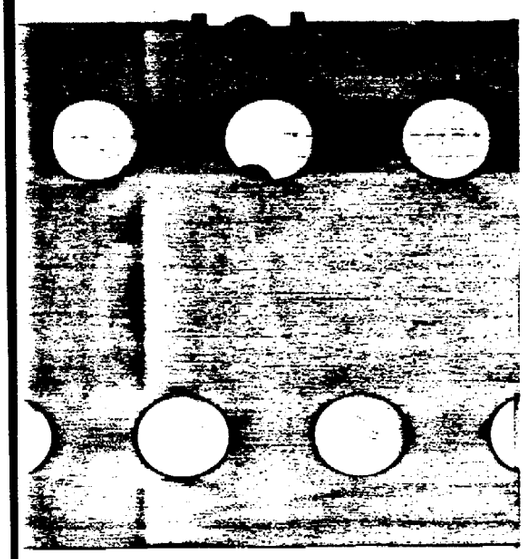
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ✓ T. V. Obarr, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President.

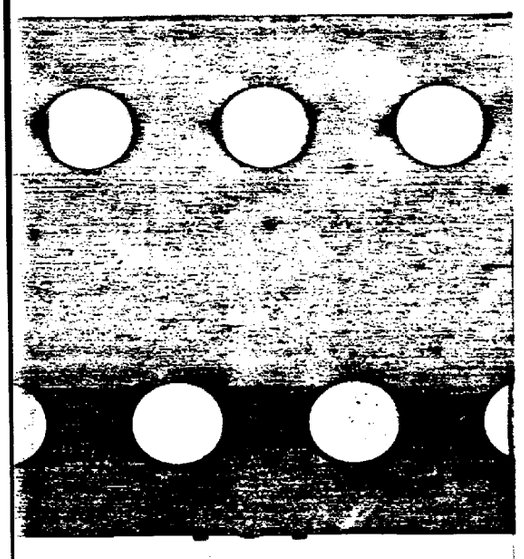
Witness my hand and seal, at office in Nashville, Tennessee, this ✓ 13 day of May, 19 88.

MARY N. SADLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mary N. Sadler, Notary Public.

Commission expires ✓ 1-9-91





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
MG - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 31000.00
CON TX 86.80
PRFEE 0.50
WDEED 9.00
TOTAL 96.30
CHECK 96.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05219708 01 08-02 0001 8447

31675

IDENTIFICATION REFERENCE

MAY 19 8 01 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92641