BOOK 7623 PAGE 712

This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven R. Payne	Citizens and Southern Mortgage	116-07/119
(NAME)	(NAME)	
200 Lynnwood Boulevard	P. O. Box 656	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Tucker, GA 30085-0656 5775 08 .0 0101 030-ED	930.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Steven R. Payne and wife, Mary Lynne Payne and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE
JUL 10 3 40 PM '88
JOHN W. HOLLIS REGISTER

5 7 6 2 0

Vaughn Pulley and Shirlie Ann Hollins-Pulley

have this day bargained and sold, and do hereby transfer and convey unto the said Steven R. Payne and wife, Mary Lynne Payne

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by Ralph W. E. Lambert, September 12, 1974, as follows:

Beginning at an iron pin at the northeast corner of Lynnwood Boulevard and First Street; thence with the northerly margin of First Street 200 feet to an iron pin at the corner of Lots Nos. 1 and 2; thence northerly with the line between said lots 200 feet to an iron pin in the north line of said plan of lots; thence with said line North 57 deg. 00' West 181.65 feet to an iron pin; thence westerly 120.02 feet to an iron pin in the east margin of Lynnwood Boulevard; thence with the same, southerly 151.48 feet to the beginning.

Being the same property conveyed to Vaughn Pulley, by deed from Roy H. Christensen and wife, Virginia S. Christensen of record in Book 5299, page 144, Register's Office for Davidson County, Tennessee.

Shirlie Ann Hollins-Pulley joins in this conveyance for the express purpose of conveying any interest she has in and to the above described property by virtue of being formerly married to the said grantor and pursuant to the Divorce Decree, No. 86-3237, Fourth Circuit Court, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 280,000.00

Subscribed and sworn to before me this the 29th *day of* July *19* 88

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 200 Lynnwood Boulevard Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 29th *day of* July *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vaughn Pulley
Vaughn Pulley

Shirlie Ann Hollins-Pulley
Shirlie Ann Hollins-Pulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me the undersigned *, a Notary Public in and for said County and State* Vaughn Pulley

the within named bargainor (s) *, 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 at Brentwood *, Tennessee, this* 29th *day of* July *, 19* 88

Judy A. Lehman
NOTARY PUBLIC
AT LARGE

Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public of the State and County aforesaid, personally appeared* _____ *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ *.*

Witness my hand and seal, at office in _____ *, this* _____ *day of* _____ *, 19* _____ *.*

_____ *Notary Public*

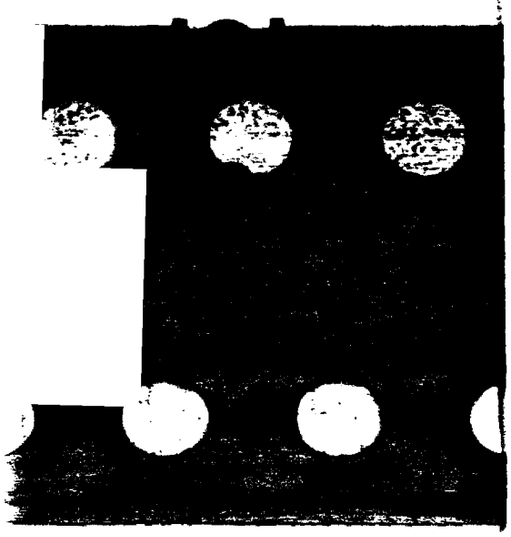
Commission expires _____

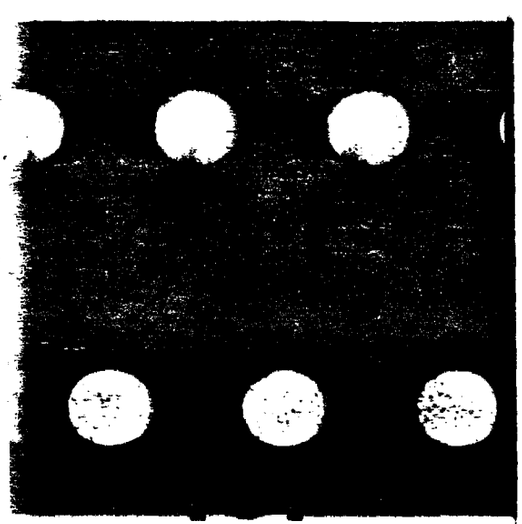
WARRANTY DEED

FROM
Vaughn Pulley and Shirlie Ann Hollins-Pulley

TO
Steven R. Payne and wife, Mary Lynne Payne

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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 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 280000.00
				CON TX 924.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 930.50
				CHECK 930.50
08/10/88	01			15141 0001 5775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57620

IDENTIFICATION REFERENCE

AUG 10 3 40 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122342