COUNTY OF]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,750.00

Judy Bauman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 3/27/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: Glenn W. Payne	SEND TAX BILLS TO: Fidelity Federal Savings & Loan	MAP-PARCEL NUMBERS 54-14-83
(NAME) 406 Louviers Lane	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee 37138	(STREET ADDRESS) Nashville, Tennessee 37219	
(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, Paul M. Bauman and wife, Judy F. Bauman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn W. Payne and wife, Deborah K. 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 Davidson County, Tennessee, being Lot NO. 248 on the Plan of Brandywine Farms, Section 14, as of record in Book 4660, page 112, said Register's Office.

Said Lot NO. 248 fronts 129.4 feet on the southerly side of Louviers Lane and extends back 258.4 feet on the westerly line and 274.1 feet on the easterly line, to a broken line in the rear on which it measures 285.4 feet.

Being the same property conveyed to Paul M. Bauman and wife, Judy F. Bauman by deed from C. Dwight Hooper and wife, Mobra Elaine Hooper as of record in Book 6049, page 355, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 4660, page 112, said Register's Office, shows an Owner's Certificate, and a 75 foot minimum building setback line from Louviers Lane, a 10 foot public utility and drainage easement on the southwesterly and southeasterly line, a 5 x 30 foot anchor easement on northern corner, and two sewage absorption fields along the southeast portion of the lot.
Restrictions contained in instrument of record in Book 3816, page 544, Book 3843, page 951, Book 3886, page 720, Book 4824, page 631, said Register's Office.

This is unimproved ( ) improved (X) property, known as 406 Louviers Lane, Old Hickory, Tennessee 37138
(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 seised 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 their hand s this 30th day of May, 19 89

Paul M. Bauman

Judy F. Bauman

Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Bauman and wife, Judy F. Bauman

the 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 at Nashville, Tennessee, this 30th day of May, 1989.

Notary Public

Commission Expires 3/27/93

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Paul M. Bauman and wife, Judy F. Bauman

TO
Glenn W. Payne and wife, Deborah K. Payne

1394 05/31 0101 03CHECK 543.41

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

37301

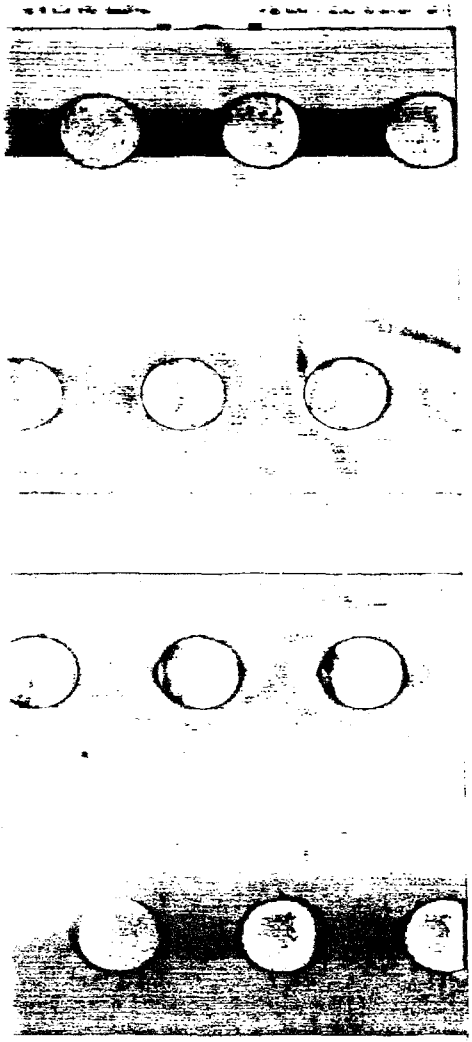
RECEIVED FOR REFERENCE

May 31 3 45 PM '89

TELLICO WILLIAMSON REGISTER

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 518

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 162750.00
CON TX 536.91
PRFEE 0.50
WDEED 6.00
TOTAL 543.41
CHECK 543.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/31/89 01 15:48 0001 1394

3730 I.

TENNESSEE

Mar 31 3 45 PM '89

FELIX Z. WILSON, II
CLERK & MASTER

No. 214752