STATE OF TENNESSEE
COUNTY OF Davidson BOOK 7870 PAGE 733

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Edward L. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1989

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 2/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO			MAP-PARCEL NUMBERS
Edward L. Payne		Owner			MAP 75-11
(NAME)		(NAME)			
302 Old Lebanon Dirt Road					PARCEL 1
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Hermitage, TN 37076					04D24770
(CITY)	(STATE) (P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, Alfred Oettinger and wife, Jimmie N. Oettinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Payne and wife, Mary 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.

BEING Lot No. 420 on the Plan of Highlands of Tulip Grove, Section II, of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alfred Oettinger and wife, Jimmie N. Oettinger by deed from Edward L. Payne and wife, Mary Payne, of record in Book 5135, Page 661, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4880, Page 375, Register's Office for said County.

43129

IDENTIFICATION REFERENCE

JUN 21 3 40 PM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TENNESSEE

7367 06/21 0101 03CHECK 300.20

This is improved (XX) unimproved ( ) property, known as 4347 Baton Rouge, Hermitage, TN 37076
(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 heir 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 covey 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 20th day of June, 89

Jimmie N. Oettinger
Jimmie N. Oettinger

Alfred Oettinger
Alfred Oettinger

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7870 PAGE 734

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred Oettinger and wife, Jimmie N. Oettinger

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 20th day of June, 19 89

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Alfred Oettinger
Jimmie N. Oettinger

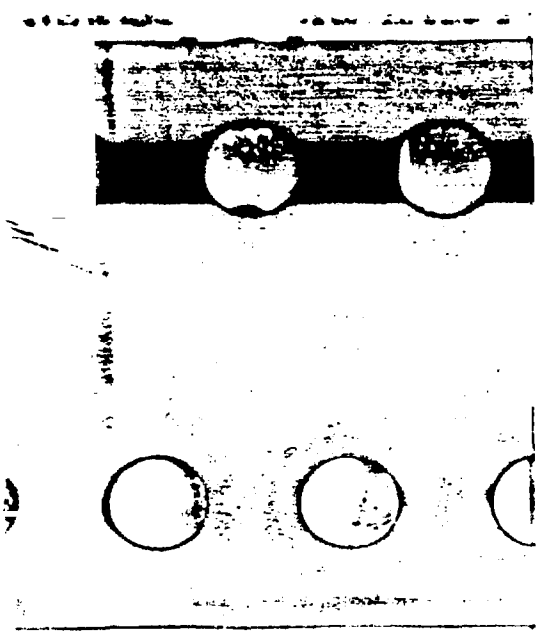
TO

Edward L. Payne
Mary Payne

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

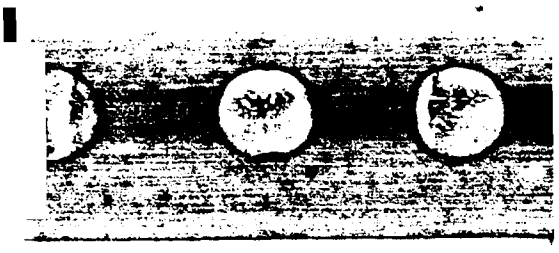
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 89000.00
				CON TX 293.70
				PRFEE 0.50
				WDEED 6.00
				TOTAL 300.20
				CHECK 300.20

06/21/89 01 15:41 0001 7367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43129

IDENTIFICATION REFERENCE

Jun 21 3 41 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221699