Prepared By:
Haynes & Cannon
140 North Main St.
Goodlettsville, TN 37072

BOOK 7974 PAGE 844

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene Bausell (NAME)	Same (NAME)	Map 7
8276 Old Springfield Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 44
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, we

BEN E. PAYNE and wife, VIRGINIA S. PAYNE

have this day bargained and sold, and do hereby transfer and convey unto the said EUGENE BAUSELL, a single person

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

Lot No. 8 on the W. H. Tinnin Subdivision in the 10th Civil District of said County, according to a survey made by J. R. Scott, Surveyor, October 11, 1948.

Said Lot No. 8 fronts 91 feet on the west side of Tennessee Highway U.S. 41 and runs back 250 feet on the North line and 258 feet on the south line, and shown 174 feet on the rear line.

Being the same property conveyed to Ben E. Payne and wife, Virginia S. Payne by deed from Maurice P. Frey and wife, Annie L. Frey of record in Book 4604, page 357, Register's office of Davidson County, Tennessee.

Included in the above description but expressly excluded therefrom is the deed to State of Tennessee of record in Book 6121, page 678, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,200.00

Subscribed and sworn to before me this the 1st *day of* November 1989

My commission expires: 2-23-92 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

unimproved (X)
This is improved ( ) property, known as _____ *(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 1st *day of* November *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben E. Payne
BEN E. PAYNE

Virginia S. Payne
VIRGINIA S. PAYNE

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7974 PAGE 845

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* BEN E. PAYNE and wife, VIRGINIA S. PAYNE

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 Goodlettsville, Tennessee, *this* 1st *day of* November, 1989.

Donna H. Carter
Notary Public

Commission expires 2-23-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

78841

IDENTIF. REFERENCE

Nov 2 | 44 PM '89

FELIX Z. WILE
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

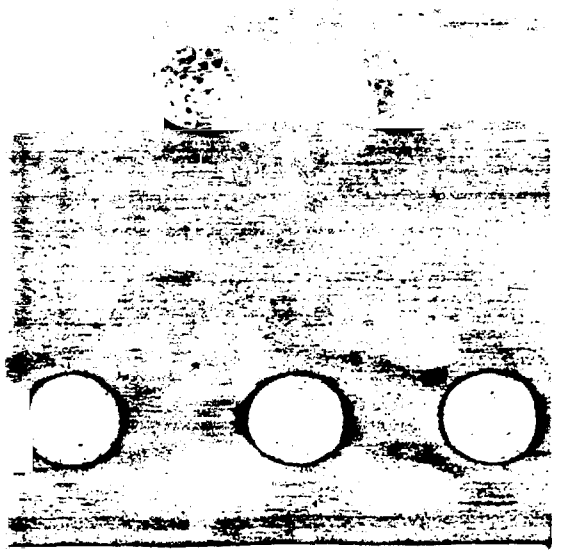
Ben E. Payne, et ux Virginia S.

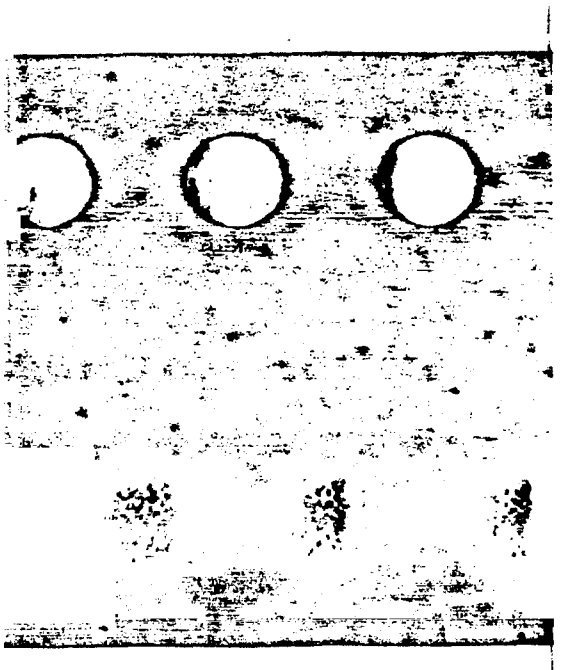
TO

Eugene Bausell

0617 11/02 0101 CHECK 20.86

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7974 PAGE 846

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	4200.00
CON TX	13.86
PRFEE	1.00
WDEED	6.00
TOTAL	20.86
CHECK	20.86

11/02/89 01 13:45 0001 0617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78841

IDENTIF. REFERENCE

Nov 2 1 44 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 263506