Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

FORM NO. WD-1

BOOK 8026 PAGE 783

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$141,500.00 Affiant Taylor Payne Jr

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF January 1990

Notary Public

MY COMMISSION EXPIRES: 27 MAR 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DOAK & HOLLAND, ATTYS, 105 Bonnabrook Dr., Suite 207, Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAYLOR PAYNE, JR., etux (NAME)	SAME (NAME)	MAP 86
423 Old Lebanon Dirt Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 029
Hermitage, TN 37076 (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, GERALD B. STERLING and wife, MARY STERLING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR PAYNE, JR. and wife, ROBERTA B. 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 on the North side of Old Lebanon Dirt Road in Davidson County, Tennessee, being described as follows:

BEGINNING at an iron pin on the northerly margin of Old Lebanon Dirt Road at the southeasterly corner of the W.E. Nance property; thence with Nance's easterly line North 0°20' West 455.94 feet to an iron pin; thence continuing North 0°20' West 85 feet to the center line of Stoner Creek; thence with the center of Stoner Creek 260 feet, more or less, in a generally easterly direction to a point in said center line; thence South 0°20' East witha fence 639 feet, more or less, to an iron pin on the northerly margin of Old Lebanon Dirt Road; the southwesterly corner of the Clyde W. Shaw property; thence North 89°09' West 206.5 feet, more or less, with said northerly margin of the right-of-way for Old Lebanon Dirt Road, to the point of beginning and containing 2.67 acres, more or less.

BEING part of the same property conveyed to Gerald B. Sterling and wife, Mary Sterling, by deed from R. F. White and wife, Ethel C. White, of record in Book 5908, Page 434, Register's Office for Davidson County, Tennessee.

9. 6. 7 7. 4.

IDENTIFICATION REFERENCE

JAN 17 10 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 423 Old Lebanon Dirt Rd., Hermitage, Tennessee 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 heirs 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 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 our hand s this 15th day of January, 1990

x Gerald B. Sterling
GERALD B. STERLING

x Mary Sterling
MARY STERLING

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD B. STERLING and wife, MARY STERLING,

the 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 Hermitage, Tennessee, this 15th day of January, 1990.

Commission Expires 27 Mar 93

John G Dodd
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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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

GERALD B. STERLING, et ux

MARY STERLING

TO

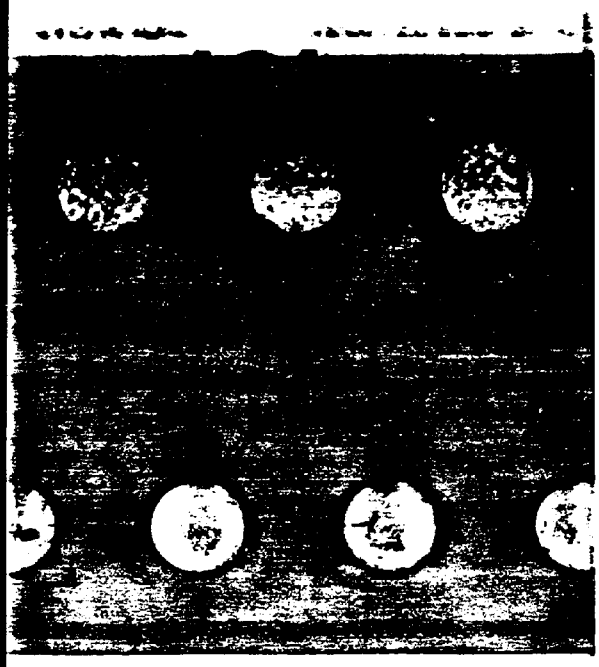
TAYLOR PAYNE, JR., et ux,

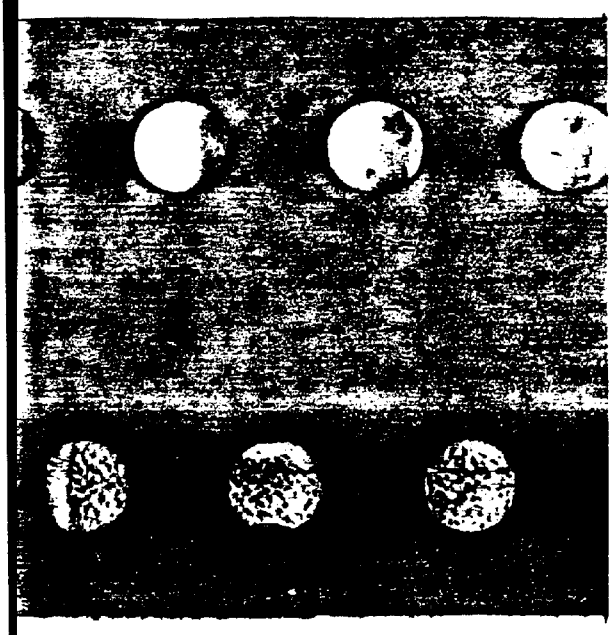
ROBERTA B. PAYNE

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

3594 01/17 0101 03CHECK 473.95





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				141500.00
			CON TX	466.95
			PRFEE	1.00
			WDEED	6.00
			TOTAL	473.95
			CHECK	473.95
01/17/90	01		10:13 0001	3594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.7.7.4.

IDENTIFICATION REFERENCE

JAN 17 10 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284698