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

FILE BOX
#52

BOOK 8159 PAGE 941

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherry C. Oates	Commercial Federal Mortgage	118-2-166
(NAME)	(NAME)	
816 Kirkwood Avenue	2120 South 72nd Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Omaha, NE 68124	
(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 Sherry C. Oates and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Gretchen B. Payne and Joan C. Payne

have this day bargained and sold, and do hereby transfer and convey unto the said Sherry C. Oates

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

Land in Davidson County, Tennessee being Lot No. 40 on the Map of Kirkwood Heights, as of record in Book 1130, page 17, Register's Office for said County.

Said Lot No. 40 fronts 85 feet on northerly side of Kirkwood Avenue, and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Gretchen B. Payne and Joan C. Payne as joint tenants with the right of survivorship by Quitclaim Deed from Charles A. Williams, Trustee of record in Book 7803, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes, (2) All matters appearing on the plan of record in Book 1130, page 17, (3) All restrictions of record, (4) All easements of record, (5) All applicable governmental and zoning regulations.

Gretchen B. Payne, Gretchen Payne and Gretchen Bradley Payne are one and the same person.
Joan C. Payne, Joan Payne and Joan Cassandra Payne are one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me this the 24th *day of* July *19* 90

Affiant Sherry C. Oates

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

Notary Public Judy A. Lehman

unimproved ( )
This is improved (X) property, known as 816 Kirkwood Avenue Nashville, TN 37204
(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 24th *day of* July *, 19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gretchen B. Payne
Gretchen B. Payne

Joan C. Payne
Joan C. Payne, by her attorney in fact Gretchen Payne

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* Gretchen B. Payne

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood *Tennessee, this* 24th *day of* July, *19* 90

_____ *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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gretchen B. Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joan C. Payne, and acknowledged that she executed the smae as the free act and deed of said Joan C. Payne.
Witness my hand and official seal at Brentwood, Tennessee, this 24th day of July, 1990.

My Lcommission Expries: 5/19/91

Notary Public

4412.5

IDENTIFICATION REFERENCE

Jul 25 11 08 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Gretchen B. Payne and Joan C. Payne — **FROM**

Sherry C. Oates — **TO**

3242 07/25 0101 CHECK 205.00

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

07/25/90 01 11:09 0001 3342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44125.

IDENTIFICATION REFERENCE

JUL 25 11 08 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 340143