BOOK 8178 PAGE 425 Map Parcel 94.11B 203

For and in consideration of ten dollars cash paid to me by David Lee Bean Sr., and of other valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Dorothy Payne, an unmarried woman, have bargained and sold, and by this deed do transfer and convey, to the said David Lee Bean Sr. and his heirs and assigns, the remainder interest, subject only to a life estate retained by me for and during my natural life in a certain tract or parcel of land in the old 24th Ward of Nashville in Davidson County, Tennessee, described as follows, to wit:

> The easterly one-half of lot No. 26 on the map of Sunset Park as recorded at page 132 of Book 332 in the Register's office of Davidson County, Tennessee; the said part of lot No. 26 fronting fifty feet on the southerly side of Sunset Place (formerly Turner Avenue) and running back between parallel lines 160½ feet to a dead line;
> being the same property conveyed to Dorothy Payne from John Waskanin and wife Chloe D. Waskanin by deed dated November 20th, 1962, and recorded at page 243 of Book 3,463 in the said Register's office;

to have and to hold the said remainder interst in the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said David Lee Bean Sr., and his heirs and assigns, forever.

And I do covenant with the said David Lee Bean Sr., that I am lawfully seised and possessed of the said land in fee simple, that I have good right to convey it, and that it is unencumbered except for the said life estate. And I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land (subject to the said life estate as aforesaid) to the said David Lee Bean Sr., and his heirs and assigns, against the lawful claims of everybody whomsoever.

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 246
ASHLAND CITY
TENNESSEE 37015

Witnesseth my signature this August 18, 1990.

Dorothy Payne

State of Tennessee §
Davidson County §

Dorothy Payne, who is referred to in the foregoing deed and with whom I am personall acquainted, personally

appeared before me, a Notary Public in and for this State and County, and on oath acknowledged that she executed the foregoing deed for the purposes stated in it.

Witness my signature and official seal at Nashville, this August 15th, 1990.

Notary Public

My commission expires: March 26, 1994

I hereby swear or affirm that the actual consideration for this transfer, or value of property transferred whichever is greater, is $60,000

Affiant

Subscribed and sworn to before me this 20th day of August 1990

Notary Public

Buyer's Self Billed
David Lee Bass Sr.
2501 Sunset Place
Ashland City, Tenn 37212

RECORDER'S NOTE
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

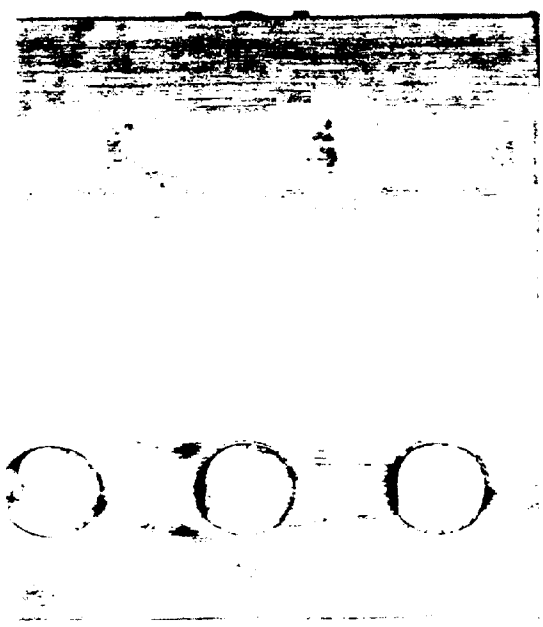
5 0 8 1 2

IDENTIFICATION

Aug 20 11 52 AM '90

PAID

1598 08/20 0101 01CASH 205.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

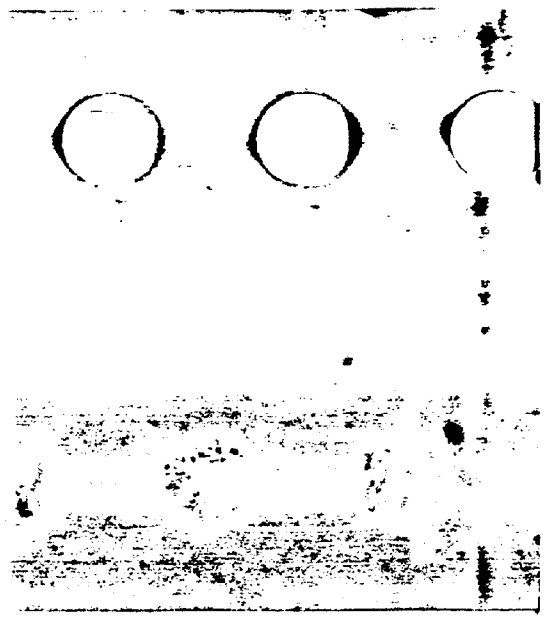
BOOK 8178 PAGE 427

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
CASH 205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 53 0001 1588



50812

IDENTIFICATION

AUG 20 11 51 AM '90

No. 348007