| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ben E. Payne, Jr.<br>Karen Michelle Payne<br>3000 Hillsboro PK<br>Unit 143<br>Nashville, TN 37215 | BarclaysAmerican Mtg.<br>5032 Prkway Plaza Blvd<br>Charlotte, NC 28217 | Map 173-3A<br>Parcel 143 CO |

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James W. Bilyeu and wife, Wadean Bilyeu (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Ben E. Payne, Jr. and wife, Karen Michelle Payne, ( the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 143 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat.

Subject to plat of record and Master Deed and Bylaws which are of record in Book 5168, page 944, in the Register's Office for Davidson County, Tennessee.

As part of the consideration of this transfer, the Grantees agree to be bound by the terms and conditions of the said Master Deed, Bylaws and all amendments made thereto.

Being the same property conveyed to James W. Bilyeu and wife, Wadean Bilyeu by Warranty Deed of record in Book 5197, page 688, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3000 Hillsboro Pike, Unit #143, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $61,000.00.

Ben E. Payne Jr.
Affiant

Subscribed and sworn to before me this 31st day of March, 1991.

Robert J. Notestine
Notary Public

My Commission Expires 7-26-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of March, 1992.

James W. Bilyeu

Wadean Bilyeu

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Bilyeu and wife, Wadean Bilyeu 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 31st day of March, 1992.

Notary Public

My Commission Expires: 7-26-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

99362

IDENTIFICATION REFERENCE

APR 6 3 44 PM '92

DAVIDSON COUNTY, TN

78BL 04/06 0101 03CHECK 232.70

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



RECEIVED OF _____

FOR _____

BOOK 8595 PAGE 18

| | | |
|---|---|---|
| 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 61000.00 |
| | | | | CON TX 225.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 232.70 |
| | | | | CHECK 232.70 |
| | | | 04/06/92 01 | 15:43 0001 7881 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 3 6 2

IDENTIFI REFERENCE

APR 6 3 44 PM 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 518767