III-2 JRR/aw 01/28/93

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

WARRANTY DEED BOOK 8855 PAGE 362

Address New Owner(s) as follows: LELAND T. HASTY et ux, 106 Lorraine Drive, Nashville TN 37207

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 12DZ-06905, Map No. 060-16-0, Parcel No. 020.00.

For and in consideration of the sum of SEVENTY THOUSAND ($70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, BETTY JEAN OVERSTREET PAYNE and husband, FRANCIS J. PAYNE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto LELAND T. HASTY and wife, TAMMY HASTY, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 106 Lorraine Drive, Nashville TN 37207.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, LELAND T. HASTY and wife, TAMMY HASTY, their heirs and assigns, forever; and we, BETTY JEAN OVERSTREET PAYNE and husband, FRANCIS J. PAYNE, 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. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said FRANCIS J. PAYNE, husband of BETTY JEAN OVERSTREET PAYNE, joins in this instrument, conveying all right, title and interest he has in and to said real property, including his right to take said real property as part of any elective share in the estate of his wife, BETTY JEAN OVERSTREET PAYNE.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of Feb. 1993.

Betty Jean Overstreet Payne
BETTY JEAN OVERSTREET PAYNE

Francis J. Payne
FRANCIS J. PAYNE

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 BETTY JEAN OVERSTREET PAYNE and husband, FRANCIS J. PAYNE, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 01st day of February 1993.

J. R. R.
Notary Public

My commission expires 07 July 1996

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $70,000.00.

Roland L. Stanley
Affiant

Subscribed and sworn to before me
this 01st day of February 1993.

J. R. R.
Notary Public

My commission expires: 07 July 1996

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the southerly margin of Lorraine Avenue and extends back 191.8 feet on the easterly line and 190.8 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to William R. Overstreet and wife, Betty J. Overstreet, by deed from Kenneth C. Craighead and wife, Deborah A. Craighead, of record in Book 5406, page 848, Register's Office for Davidson County, Tennessee, the said William R. Overstreet and wife, Betty J. Overstreet, having since divorced and William Reed Overstreet having conveyed his interest in subject property to Betty Jean Overstreet by Quitclaim Deed of record in Book 7673, page 799, Register's Office for Davidson County, Tennessee.

William R. Overstreet and William Reed Overstreet are one and the same person.

Betty J. Overstreet, Betty Jean Overstreet and Betty Jean Overstreet Payne are one and the same person.

88557

IDENTIFICATION REFERENCE

FEB 2 4 03 PM '93

CLIX G. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9650 02/02 0101 03CHECK 272.00

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

02/02/93 01 16:01 0001 8650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8855 7

IDENTIFI REFERENCE

FEB 2 4 03 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 617185