BOOK 9261 PAGE 45 FILE BOX 57

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Mary Elizabeth McCroskey 1113 Eastdale Drive Nashville, TN 37216	CTX Mortg. Corp. P.O. Box 19000 Dallas, TX 75219	82-16-347

WARRANTY DEED

9987 02/28 0101 03CHECK 342.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERSHEL PAYNE,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY ELIZABETH MCCROSKEY,** unmarried, hereinafter collectively called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of W.W. Totten's Addition to Edgefield, now East Nashville, Tennessee, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly margin of Boscobel Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to William M. Payne and wife, Mamie L. Payne, by deed from Menifee R. Clark, an unmarried woman, of record in Book 2962, page 287, Register's Office for Davidson County, Tennessee; the said William M. Payne having since died vesting title in Mamie L. Payne as surviving spouse; the said Mamie L. Payne having since died testate, and devised subject property to Julia Cherry, Lurla Payne and Hershel Payne, or the survivor or survivors thereof, share and share alike, under her Will of record in Will Book 188, page 461, Probate Court of Davidson County, Tennessee, and recorded in Book 9226, page 598, Register's Office for Davidson County, Tennessee; the said Lurla Payne and Julia Cherry having predeceased Mamie L. Payne.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for taxes for 1994 which have been prorated and assumed by Grantee, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of February, 1994.

Hershel G. Payne
HERSHEL 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 HERSHEL PAYNE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25TH day of February, 1994.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

[illegible]
AFFIANT

Sworn to and subscribed before me this 25th day of February, 1992.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: 11/22/97

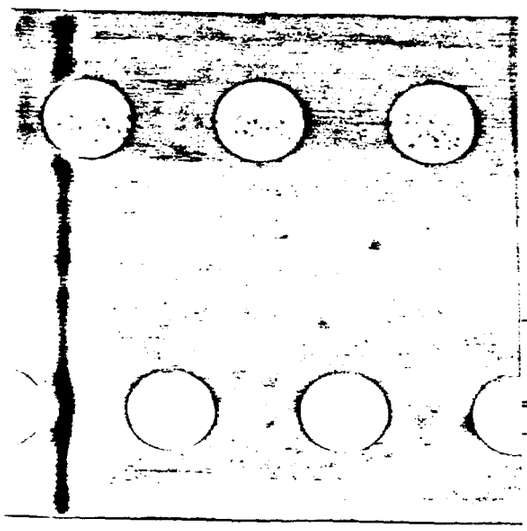
This instrument was prepared by:
Lesa H. Skoney
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

title\payne.wd

RECEIVED FOR REGISTRATION FEB 23 PM 2:38

21845

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



RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 47

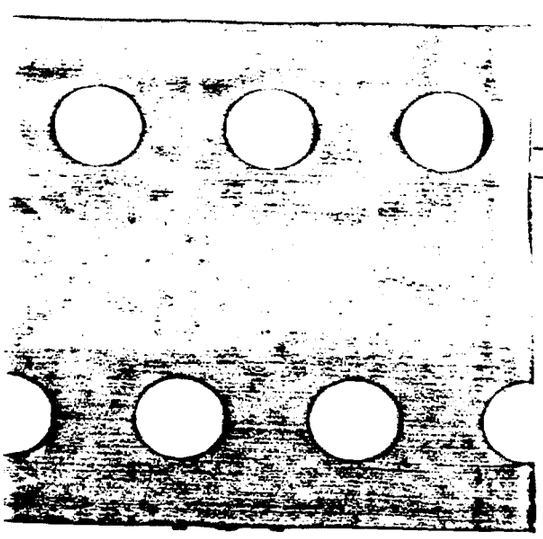
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

02/28/94 01 14:34 0001 9987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21845
IDENTIFICATION REFERENCE

94 FEB 28 PM 2:33
REGISTER

No.760860