Bey 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Sue Robinson Payne
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF JUNE, 1994.

[illegible] Smith
NOTARY PUBLIC

My Commission expires: 1/22/96

BOOK 9372 PAGE 712

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 159 Womack Road, Portland, Tennessee 37148

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SUE ROBINSON PAYNE (NAME)	SAME (NAME)	
1300 CLARK STREET (ADDRESS)	(ADDRESS)	44-15-15
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $50,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

KAL HELOU, ADMINISTRATOR C.T.A. OF THE ESTATE OF ROBERT D. PAYNE

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

SUE ROBINSON PAYNE

hereinafter called the **GRANTEE**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 131, Section "D-1" on the plan of Village of Old Hickory of record in Book 1835, page 110, Register's Office for said County.

Said Lot 131 fronts 100.3 feet on the westerly side of Elliston Street and extends back between lines 153.1 feet to a dead line, measuring 100.1 feet thereon.

Being the same property conveyed to D. Payne from W.W. Mangrum and wife, Vara T. Mangrum, of record in Book 4511, page 268, said Register's Office. The said D. Payne, also known as Robert D. Payne, having since died and his will being of record in Will Book 186, page 444, Davidson County Probate Clerk's Office. Kal Helou was appointed Administrator C.T.A. of the Estate of Robert D. Payne by the Davidson County Probate Court.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, in my capacity as Administrator C.T.A. of the Estate of Robert D. Payne, and not otherwise, and my successors in office, to warrant and forever defend the title to the said land to the GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 7th day of June, 1994.

Kal Helou, Administrator C.T.A.
KAL HELOU, ADMINISTRATOR C.T.A. OF THE ESTATE OF ROBERT D. PAYNE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KAL HELOU, ADMINISTRATOR C.T.A. OF THE ESTATE OF ROBERT D. PAYNE, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June, 1994.

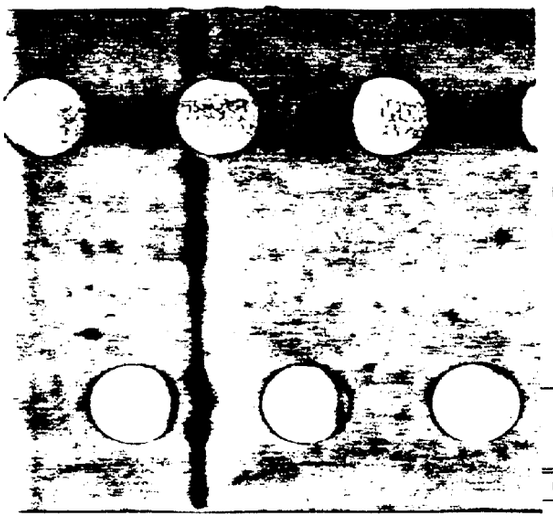
My Commission expires:
1/22/95

Jo Anna Smith
Notary Public

59003
IDENTIFICATION REFERENCE

94 JUN -8 P1:12:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3885 06/08 0101 03CHECK 194.00



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

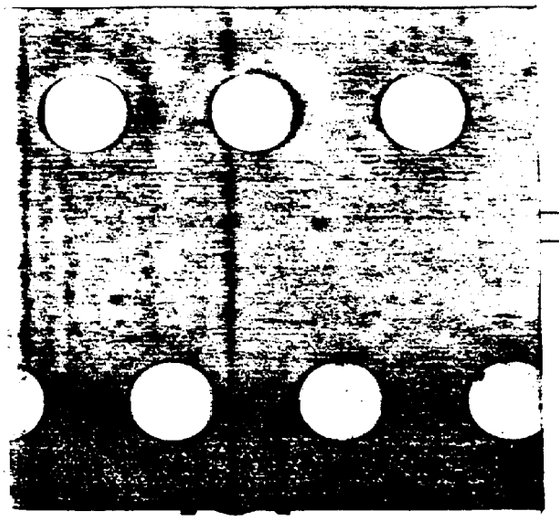
RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 714

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

06/08/94 01 12:18 0001 3885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59003
IDENTIF. & REFERENCE

94 JUN -8 PM 12:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800647