Bag 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 $300,000.00.

Sue Robinson Payne
AFFIANT

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

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 1/22/98

BOOK 9372 PAGE 715

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	Same	44-(illegible) 53-08-72
(NAME)	(NAME)	53-08-73, 53-08-74
1300 Clark Street		53-11-32, 53-08-71
(ADDRESS)	(ADDRESS)	53-12-66, 53-11-29
Old Hickory, TN 37138		53-11-30, 53-11-31
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	53-12-67, 53-12-68
		53-12-69

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 more particularly described on Exhibit "A" hereto, which is incorporated herein by reference.

Included in the above described property, but excluded herefrom are those portions of Tracts VII and VIII which were taken by the State of Tennessee in the Final Decree of record in Book 5323, page 436, and those portions of Tracts XI, XII, and XIII which were conveyed to the State of Tennessee by instruments of record in Book 4980, page 125, Book 4980, page 127, and Book 4982, page 226, Register's Office for said County.

GRANTOR does also QUIT CLAIM to GRANTEE all his right, title and interest in and to any streets, alleys, easements, rights-of-way, or other property adjoining any of the property conveyed herein.

Being the property conveyed to R. D. Payne by deeds of record in Book 6325, page 741, Book 6325, page 732, Book 6325, page 750, Book 6325, page 735, Book 6325, page 738, Book 6325, page 747, Book 6325, page 729, Book 6325, page 762, Book 1086, page 178, Book 6325, page 765, and Book 6325, page 753. The said R. D. Payne, also known as D. Payne and 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

Notary Public

59004

94 JUN -8 PM 12:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3886 06/08 0101 03CHECK 1171.00

EXHIBIT "A"

TRACT I:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 4 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell, & Morrison, May, 1954, as follows:

Beginning at a point in the southwesterly margin of Scenic Drive, 112.2 feet south of the southeast corner of the Morgan Hart property, being the common corner of Tract 4 and 5; thence with the margin of said Drive, south 47 47' east 38.5 feet to the beginning of a curve; thence along said curve, southwardly 23.56 feet to a point on the northwesterly margin of Shelby Street; thence with the margin of said Street, south 42 13' west 120 feet to the common corner of Tracts 4 and 7; thence with the line between said Tracts, north 47 47' west 53.5 feet to the common corner of Tracts 4 and 5; thence with the line between said Tracts, north 42 13' east 135 feet to the beginning. Being part of the property conveyed to J.R. Payne and wife Jennie B Payne by deed from H.A. Youngblood and wife Edith H Youngblood of record in Book 2291 Page 593, said Register's Office

RECORDERS MEMO
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VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **741**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT II:

Being Lot No. 9 of Block 3 on the plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Davidson County, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of 24th Street and runs back between parallel lines, along the northeasterly margin of an alley, 144 feet to an alley.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **732**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

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TRACT III:

Being Lot No. 8 of Block 3 on the plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Davidson County, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the easterly side of 24th Street and runs back between parallel lines 144 feet to an alley.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **750**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT IV:

Being Lot No. 7 of Block 3 on the plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Davidson County, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southeasterly side of 24th Street and runs back between parallel lines 144 feet to an alley in the rear.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **735**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT V:

A certain Tract or Parcel of land situated in the 4th Civil District of Davidson County, Tennessee, situated adjacent to property set out on Map No. 3, Life and Casualty Insurance Company's Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, and being more particularly bounded and described as follows:

Beginning at a point at the corner of the intersection of the East Side of Park Circle and the South line of Tennessee Central Railroad's right of way,and thence Easterly along the South side of the Tennessee Central Railroad's right of way 175 feet to a point,and then South approximately at right angles 170 feet more or less to the common corners of Lots 1 and 4 in Block"D" of said Subdivision, and being the northwest corner of Lot No.4,and thence west along the North Line of lot No.1, 175 feet to the East Line of Park Circle,and thence North along the East line of Park Circle 170 feet,more or less,to point of beginning.

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VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST) BY DEED FROM CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **738**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT VI:

Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, and 13 of Block 3 on the plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Davidson County, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **747**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT VII:

Land in Davidson County, Tennessee, being Lots Nos. 14, 15, and 16 of Block 3 on the plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Davidson County, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **729**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT VIII:

A certain Tract of Parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 3 in Block "A", on a map entitled Subdivision Map 3, of the Life and Casualty Ins. Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11.

Said Lot No. 3 fronts 60 feet on the westerly side of Park Circle and runs back between parallel lines 180 feet to a dead line and being 60 feet thereon.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **762**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT IX:

A certain Tract or Parcel of land situate in the 4th Civil District of Davidson County, Tennessee, and being the southerly 30 feet of Lot No. 2 in Block "A" and 50 feet of the back end of Lot No. 1 and the northerly half of Lot No. 2 on the map entitled Subdivision Map 3, of the Life and Casualty Ins. Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, and being more particularly described as follows:

BEGINNING AT A POINT IN THE WESTERLY PROPERTY LINE OF PARK CIRCLE 90 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY PROPERTY LINE OF PARK CIRCLE AND THE SOUTHERLY RIGHT OF WAY LINE OF THE TENNESSEE CENTRAL RAILWAY COMPANY AND RUNNING THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO THE WESTERLY PROPERTY LINE OF PARK CIRCLE 130 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL TO THE WESTERLY PROPERTY LINE OF PARK CIRCLE CROSSING THE BOUNDARY LINE BETWEEN LOTS NOS. 1 AND 2 OF BLOCK "A" A DISTANCE OF 90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE TENNESSEE CENTRAL RAILWAY COMPANY; THENCE AT RIGHT ANGLES AND WITH THE TENNESSEE CENTRAL RAILWAY COMPANY'S SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 50 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THE DUPONT RAYON COMPANY GOLF CLUB PROPERTY; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION ALONG THE SAID GOLF CLUB PROPERTY'S EASTERLY LINE A DISTANCE OF 20 FEET TO A POINT; THENCE AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF LOT NO. 2 BLOCK "A" A DISTANCE OF 180 FEET TO THE POINT IN THE WESTERLY PROPERTY LINE OF PARK CIRCLE; THENCE WITH THE WEST PROPERTY LINE OF PARK CIRCLE AND IN A NORTHERLY DIRECTION A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, AND BEING PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND DEVELOPEMENT COMPANY BY DEED FROM LIFE & CASUALTY INSURANCE COMPANY AS OF RECORD IN BOOK 1003, PAGE 51 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
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VESTED IN: **D. PAYNE BY DEED FROM CUMBERLAND DEVELOPMENT COMPANY BOOK 1086, PAGE 178,** Register's Office for DAVIDSON County, Tennessee.

TRACT X:

A certain Tract or Parcel of Land situated in the 4th Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 1 and 2 in Block "A" on a map entitled Subdivision Map 3, of the Life and Casualty Ins. Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, and being more particularly described as follows:

Beginning at a pointon the westerly sideof Park Circlein the boundary line of the right of way line of the Tennessee Railway Com panyand running thense 130 feet with the right of way line of the Tennessee Railway Company in a westerly direction to a point;Thence at a right angles to the Boundry line of the Tennessee Central Railway Company a distance of 90 feetin a southerly direction and parralel to the wester property line of Park Circle to a point;Thence at right angles and in an Easterly direction a distance of 130 feet to a poimt in the westerly line of Park Circle;and in a northerly direction a distance of 90 feet to the point of beginning,being all of the frontage of Lot no.1 and the Northerly half of the frontage of lot no.",and being part of the same property conveyed to Cumberland Development Co.by deed from Life and Casualty Ins. Co.,as recordinBook 1003,Page 51,Register's Office for Davidson County, Tennessee

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VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **765**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT XI:

Being part of Lot No. 17 of Block No. 3 on the Plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Tennessee, as of record in Book 547, page 97, said Register's Office.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **753**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT XII:

Being part of Lot No. 18 of Block No. 3 on the Plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Tennessee, as of record in Book 547, page 97, said Register's Office.

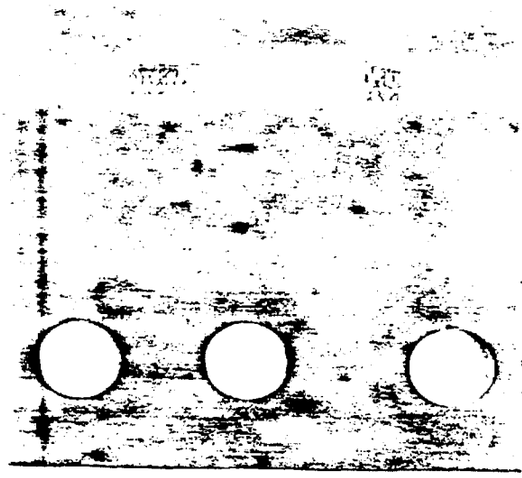
VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **753**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

TRACT XIII:

Being part of Lot No. 19 of Block No. 3 on the Plan of Dabbs and Elliott's Subdivision No. I, Old Hickory, Tennessee, as of record in Book 547, page 97, said Register's Office.

VESTED IN: **R.D. PAYNE (2/3 UNDIVIDED INTEREST) and SUE R. PAYNE (1/3 UNDIVIDED INTEREST)** BY DEED FROM **CHARLES ROY PAYNE, JR.** BOOK **6325**, PAGE **753**, Register's Office for DAVIDSON County, Tennessee, and UNDER THE WILL OF **C.R. PAYNE** of record in WILL BOOK **129**, PAGE **711**, County Clerk's Office for said County and UNDER THE WILL OF **JOHN R. PAYNE, JR.** of record in WILL BOOK **143**, PAGE **634**, County Clerk's Office for said County.

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



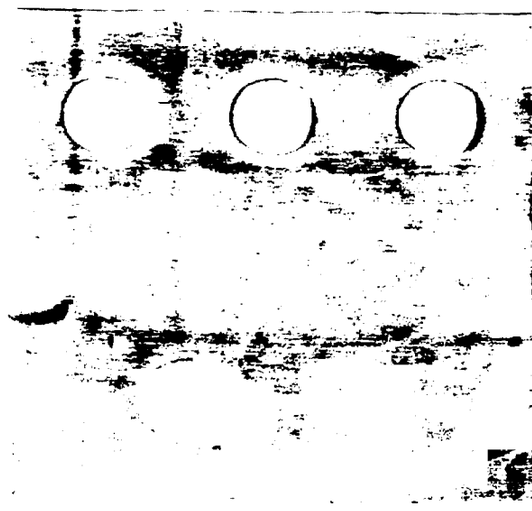
RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 730

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 60.00
TOTAL 1171.00
CHECK 1171.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/94 01 12:19 0001 3886

59004
IDENTIF. & REFERENCE

94 JUN -8 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 800648