576

WARRANTY DEED

BOOK 9761 PG 863

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Morris D. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris D. Lee (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 41-12
1200 Westchester (ADDRESS)	First American Center (ADDRESS)	PARCEL 40
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Payne, Administrator of the Estate of Fannie Mai Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris D. Lee and wife, Dora O. Lee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Bellshire Estates, Section 3, of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph A. Payne, Jr. and wife, Fannie Mai Payne by deed from Clarence H. Waldron and Daniel Smereneh, Jr. of record in Book 2400, Page 23, Register's Office for said County. The said Joseph A. Payne having died on March 17, 1993; the said Fannie Mai Payne having died on May 1, 1995, leaving James A. Payne as Administrator of the Estate of Fannie Mai Payne.

This Conveyance is subject to Restrictive Covenants of record in Book 2294, Page 346, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0089250

IDENTIFICATION REFERENCE

95 AUG 14 PM 1:27

REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved property, known as 1200 Westchester, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 10th day of August, 19 95

Estate of Fannie Mai Payne
By: James A. Payne
James A. Payne, Administrator

BOOK 9761 PG 864

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

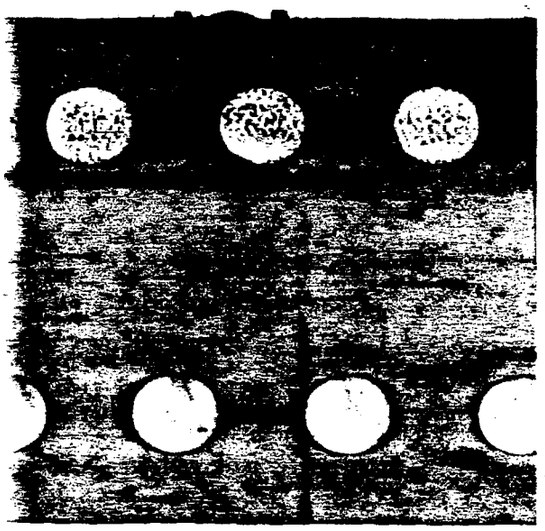
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Payne and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator and _____ respectively of the Estate of Fannie Mai Payne the within named bargainor, and corporation, and that he as such Administrator and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James A. Payne as such Administrator, and attesting the same by the said _____ as such _____.

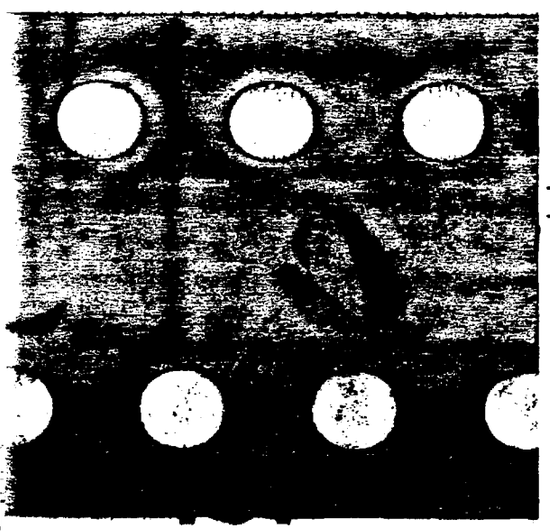
Witness my hand and official seal at office at Nashville, TN on this the 10th day of August 19 95.

My commission expires November 28, 1998

Notary Public

2206 08/14 0101 03CHECK 312.40





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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 865

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

08/14/95 01 13:26 0001 2206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089250
IDENTIF. & REFERENCE

95 AUG 14 PM 1:27

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

No. 941195