BOOK 9813 PG 23

Box 11

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Payne (NAME) | Third National Bank in (NAME) | 81-6-454 |
| 2310 Buchanan Street (ADDRESS) | P.O. Box 305110 (ADDRESS) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (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, South Trust Bank of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Payne and wife, Joyce H. Payne

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. 3 on the Plan of the Subdivision of Part of Lot No. 16 on the Nichol Property of record in Book 2, page 49, Chancery Court at Nashville.

Said Lot No. 3 fronts 50.14 feet on the northerly side of Buchanan Street formerly Hydes Ferry Road, and runs back 165 feet, more or less, on the westerly line and 162.5 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to South Trust Bank of Tennessee by deed from R. Gary Chaffin, Substitute Trustee by Substitute Trustee's Deed of record in Book 9642, page 544, said Register's Office.

0107133
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 2310 Buchanan Street, Nashville, TN 37208
(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 29th day of September 19 95

South Trust Bank of Tennessee
By: Barbara J. Platt
Barbara J. Platt, Asst VP Prop. Mgmt

BOOK 9813 PG 24

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

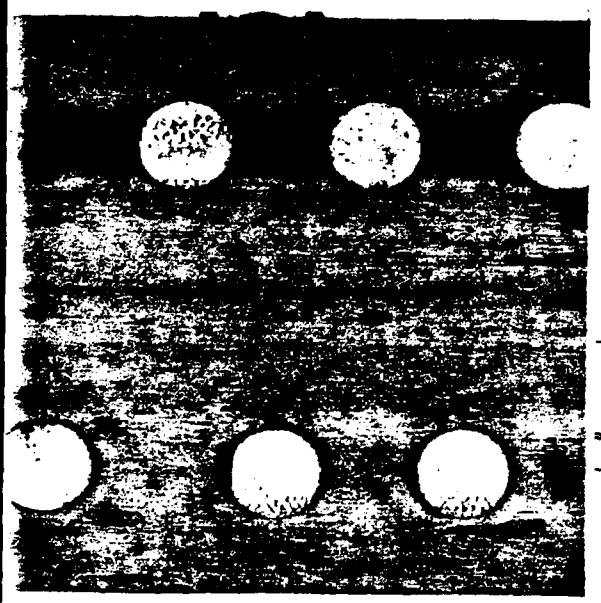
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Barbara J. Platt and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Asst VP Prop. Mgmt and _____ respectively of the South Trust Bank of Tennessee the within named bargainor, and corporation, and that She as such Asst VP Prop. Mgmt 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 Barbara J. Platt as such Asst VP Prop. Mgmt, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of September 19 95 .

My commission expires July 24, 1999

_____
Notary Public

1361 10/02 0101 03CHECK 157.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9813 PG 25

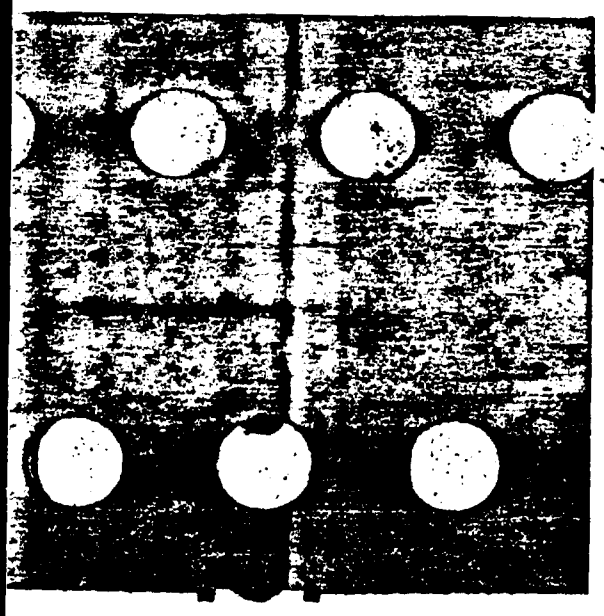
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

10/02/95 01 13:42 0001 1361

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



01107133
IDENTIF. # REFERENCE

95 OCT -2 PM 1:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 960153