0226124

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Cresmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 SEP 17 AM 10:01

FELIX 2. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38134
Dav. Co. File: Box 8

BOOK 10193 PG 302

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerry Sanford Payton 612 Harpeth Trace Drive Nashville, Tennessee 37221	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, Tennessee 37219-2588

TAX MAP-PARCEL NUMBERS: 143-02-A-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Elmer and spouse, Myrna A. Elmer,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Sanford Payton and spouse, Beverly M. Payton,** hereinafter called the **Grantee,** Grantee's 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 6 on the plan of Harpeth Trace Estates, Phase 3, of record in Book 5800, page 751 and 753, Register's Office for said County.

SAID Lot No. 6 fronts 63.49 feet on the westerly margin of Harpeth Trace Drive (private) and extends back 153.92 feet on the northerly line and 139.09 feet on the southerly line to a dead line in the rear, measuring 37.00 feet thereon.

BEING the same property conveyed to James L. Elmer and spouse, Myrna A. Elmer by deed from Charles B. Hand, Jr. and spouse, Andrea Hood of record in Book 9544, page 620, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 612 Harpeth Trace Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of September, 1996.

James L. Elmer

James L. Elmer

Myrna A. Elmer

Myrna A. Elmer

BOOK 10193 PG 303

State of Tennessee
County of Davidson

On this 16th day of September, 1996, before me the undersigned authority, personally appeared **James L. Elmer** and **Myrna A. Elmer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

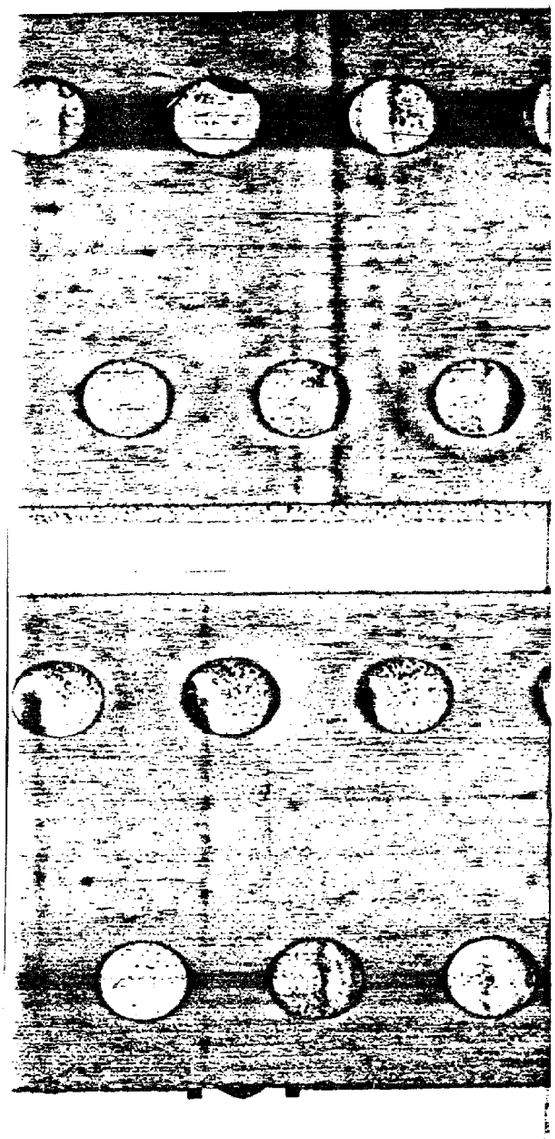
Sworn and subscribed before me on the 16th day of September, 1996.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

9405 09/17 01:01 03CHECK 841.50



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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 304

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	225000.00
			CON TX	832.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	841.50
			CHECK	841.50
09/17/96	01		10:06 0001	9405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226124
IDENTIF. # REFERENCE

96 SEP 17 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031843