PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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E-mail: wilkins.ivey@worldnet.att.net

BOOK 10816 PG 234

W & I Ref: (ljh/fh) Title No: 39652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard H. Stout Katherine W. Malone 5809 Vine Ridge Drive Nashville, TN 37205	**Same**

TAX MAP-PARCEL NUMBERS: 103-09-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 182000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George G. Payne, Jr. and spouse, Helen Nelson Payne,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard H. Stout and Katherine W. Malone, as joint tenants with right of survivorship,** 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 No. 23 on the Plan of Hillwood Estates, Section One of record in Plat Book 1835, Page 117, Register's Office for said County.

SAID Lot No. 23 fronts 149 feet on the southeasterly margin of Vine Ridge Drive and extends back 267.9 feet on the northeasterly line and 270.6 feet on the southwesterly line to a dead line in the rear, measuring 149 feet thereon.

BEING the same property conveyed to George G. Payne, Jr., and wife, Helen Nelson Payne by deed from H. G. Hill Realty Company of record in Book 2100, Page 41, 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.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 5809 Vine Ridge Drive, Nashville, TN 37205

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.

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WITNESS THE EXECUTION HEREOF this 26th day of February, 1998.

George G. Payne, Jr. — **George G. Payne, Jr.**

Helen Nelson Payne — **Helen Nelson Payne**

State of Tennessee
County of Davidson

On this 26th day of February, 1998, before me the undersigned authority, personally appeared **George G. Payne, Jr.** and **Helen Nelson Payne**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ 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: $ 182000.00

Affiant

Sworn and subscribed before me on the 26th day of February, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

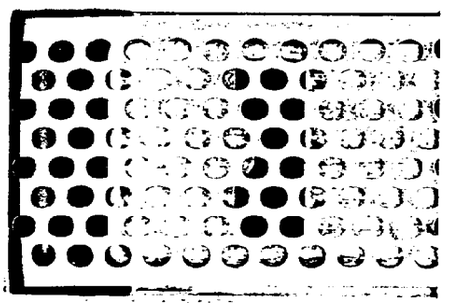
My Commission Expires: _____ Notary Public

04066488

98 MAR -2 PM 1:57

9560 03/02 0101 02CHECK 682.40

WIdoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10816 PG 236

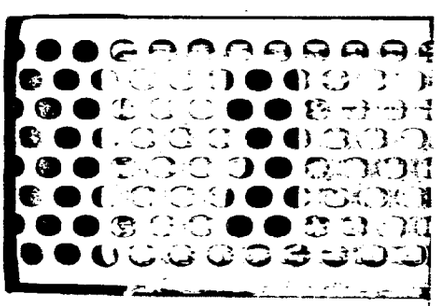
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CKNT
182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
TOTAL 682.40
CHECK 682.40

03/02/98 01 [illegible] 0540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406488
IDENTIF. ← REFERENCE
98 MAR -2 PM 1:57

No. 1260004