BOOK 10816 PG 243

PREPARED BY (AND RETURN TO):

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W & I Ref: (ljh) Title No: 39599
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George G. Payne, Jr. Helen Payne 3320 Hillsboro Pike Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-07-H-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 168000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie B. Ozier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George G. Payne, Jr. and spouse, Helen Payne,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3320 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 6250, page 928, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Bonnie B. Ozier, by deed from Haury & Smith Contractors, Inc. of record in Book 7173, page 13, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6867, Page 385, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 3320 Hillsboro Pike, Nashville, TN 37215

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. BOOK 10816 PG 244

WITNESS THE EXECUTION HEREOF this 27th day of February, 1998.

Bonnie B. Ozier

Bonnie B. Ozier

State of Tennessee
County of Davidson

On this 27th day of February, 1998, before me the undersigned authority, personally appeared **Bonnie B. Ozier**, 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: $ 168000.00

George G. Payne, Jr.
Affiant

Sworn and subscribed before me on the 27th day of February, 1998.

Notary Public

My Commission Expires: _____

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

0406490

IDENTIFICATION REFERENCE

98 MAR -2 PM 1:58

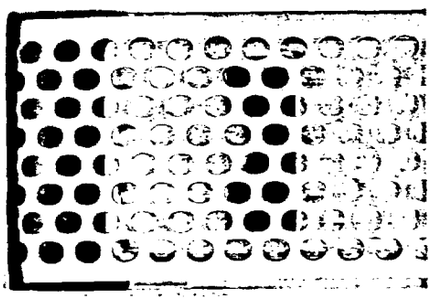
9562 03/02 0101 03CHECK 630.60

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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

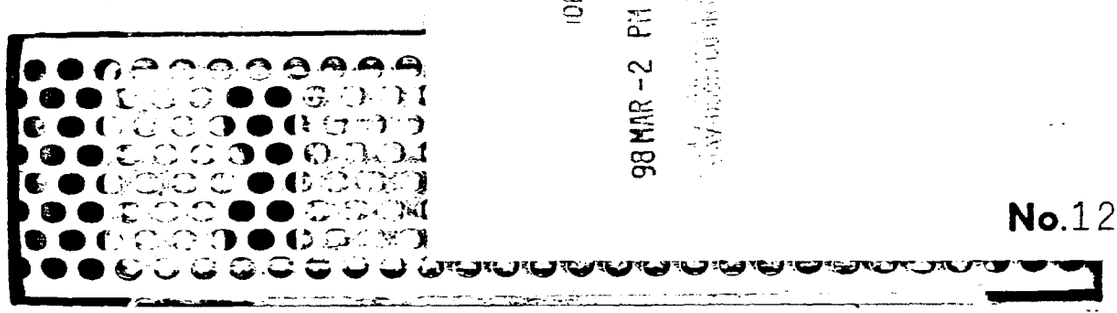
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
182000.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 620.60
PAYBK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406490
IDENTIF. ← REFERENCE

98 MAR -2 PM 1:58



No.1260006