BOOK 10838 PG 893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

x Becky F. Woodfin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 98

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison St., S. 102, Madison, TN 37115

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Becky F. Woodfin (NAME)	Same as New Owner (NAME)	Map 51-11
413 Freda Villa Drive (ADDRESS)	(ADDRESS)	Parcel 52
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Jack G. Paine, Devisee under the Will of Constance Paine, a/k/a Connie Paine and Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Becky F. Woodfin

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. 85 on the Plan of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Greenfield Paine and wife, Constance Paine by deed from Ruby N. Rich and husband, John T. Rich which deed is of record in Book 4065, Page 895, Register's Office for Davidson County, Tennessee. The said Greenfield Paine and wife, Constance Paine having both since died. By Last Will and Testament of Constance Paine, subject property was devised to Jack A. Paine, a certified copy of said Will is being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO MATTERS SET FORTH ON THE PLAN OF OAKLAND ACRES, SECTION 10, OF RECORD IN BOOK 2900, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SEWER EASEMENT TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 4084, PAGE 501, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 413 Freda Villa Drive, Madison, TN 37115
(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 12th day of March, 19 98

Jack G. Paine

Jack G. Paine
Devisee and Executor under the Will
of Connie Paine, a/k/a Constance Paine

BOOK 10838 PG 894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack G. Paine, Devisee under the Will of Constance Paine and Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of March 19 98.

Commission expires May 23, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

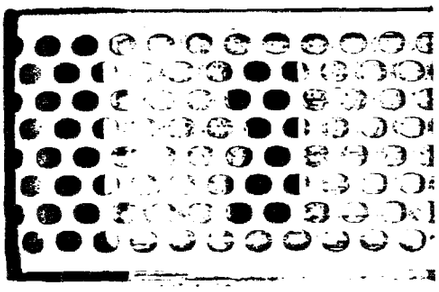
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

041251R
IDENTIF. ▲ REFERENCE
98 MAR 16 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
6139 03/16 0101 03CHECK 508.50



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

RECEIVED OF _____

FOR _____

BOOK 10838 PG 895

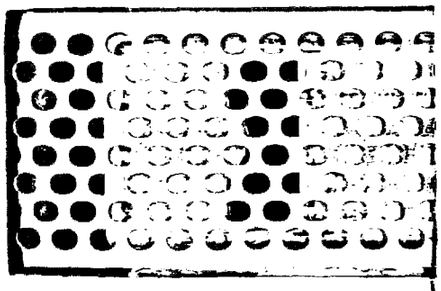
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
TOTAL	508.50
CHECK	508.50

03/16/98 01 11:01 0001 6139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04125118
IDENTIF. ↑ REFERENCE

98 MAR 16 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266506