BOOK 10890 PG 402

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,250.00

Robert J. Montgomery
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF April, 1998

NOTARY PUBLIC

My Commission expires: 2-9-2002

THIS INSTRUMENT PREPARED BY

Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., 211 Union St., Nashville, Tn. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
(NAME) Acorn Properties	(NAME)	81-16 Par 602
(ADDRESS) PO Box 290966	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, Tenn 37229	(CITY) (STATE) (ZIP)	Tax Book 4 W 03295

Warranty Deed

For and in Consideration of the sum of $ 16,250.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,** Robert J. Montgomery, Executor of the Estate of Lucy B. Payne, dec'd., pursuant to Agreed Order of record in M. Book 425, Page 544, Probate Court for Davidson County, Tennessee,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Acorn Properties, a Tennessee partnership,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Being the Northern part of Lots Nos. 20 and 21 in B. W. Halls Plan of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Beginning at a point on the East side of Cumberland Street, now called 11th. Avenue North, 112 feet North of the corner of Jackson and Cumberland Street, running thence North along the Eastern margin of Cumberland Street, 38 feet to a 12 foot alley; thence along the Southern margin of said alley, Eastwardly 100 feet to a point; thence South in a line parallel to Cumberland Street, 38 feet to a point; thence in a line parallel to said alley and Westwardly 100 feet to the Beginning.

Being the same property devised to Clara Harris and Frances Jarman by the will of Lucy B. Payne, deceased, of record in Will Book 210, Page 20, Probate Court Clerk's Office for said County in a will contest order, dated Dec. 3, 1996, of record in Minute Book 414, Page 89, said Probate Court Clerk's Office; and being the same property vested in the said Lucy Belle Smith Payne as the sole heir-at-law of Albert O. Payne, deceased intestate on April 2, 1969, by affidavit of heirship of the said Lucy Belle Smith Payne of record in Book 4662, Page 33, Register's Office for said County. Power to convey was granted in Minute Book 429, Page 182, Probate Court Clerk's Office for said County.

Taxes for the year of 1998 have been pro-rated and will be paid by the Grantees.

This is unimproved ( ) improved (X) property, known as 1006 (House Number) 11th. Avene, North, (Street) Nashville, (City) Tenn. (State) 37208 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of April, 1998.

Robert J. Montgomery, Exr.
Robert J. Montgomery, Executor of the estate of Lucy B. Payne, dec'd.

BOOK 10900 PG 403

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert J. Montgomery, Executor of the estate of Lucy B. Payne, dec'd., _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that I executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 1998.

My Commission expires: 3-23-2002

Notary Public

BEVERLY M. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

042950

IDENTIFICATION REFERENCE

98 APR 24 PM 1:13

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

04/21/98 01:01 03CHECK 68.94

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

RECEIVED OF _____

FOR _____

BOOK 10900 PG 404

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 16250.00
				CON TX 59.94
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.94
				CHECK 68.94

04/24/98 01 16:14 0001 8364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0429501
IDENTIF. & REFERENCE

98 APR 24 PM 4:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1284477