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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $218,000.00. **Affiant** Subscribed and sworn to before me, this 27th day of August, 1998. Notary Public My Commission Expires: 11/27/1999

Address New Owner As Follows: Samuel Patrick Funk and wife, Ann Elizabeth Brakefield Funk 807 S. Wilson Blvd. Nashville, TN 37215	Send Tax Bills To: National Bank of Commerce 7770 Poplar Ave. Germantown, TN 37138	Map-Parcel Number: 116-04-0-169.00 7DA 06470

98 AUG 27 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0480631

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA KEITH PAYNE AND HUSBAND, RICHARD J. PAYNE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SAMUEL PATRICK FUNK AND WIFE, ANN ELIZABETH BRAKEFIELD FUNK,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north 75 feet of Lot No. 1, Block L., and the south 1/2 of a 12 foot alley adjoining and lying north of Lot No. 1, on the Map of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, said alley being closed by instrument of record in Book 2960, page 522, Register's Office for Davidson County, Tennessee.

Said part of said lot and part of said alley adjoin and front together 81 feet on the westerly side of South Wilson Boulevard (formerly Bosley Avenue) and runs back between parallel lines 250 feet, more or less, to alley.

Being the same property conveyed to Barbara Keith Payne and husband, Richard J. Payne by deed from Jimmy D. Crocker and wife, Camille F. Crocker, of record in Book 10227, page 247, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 807 S. Wilson Blvd., 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of August, 1998.

Barbara Keith Payne

Richard J. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3050 08/27 0101 03CHECK 817.60

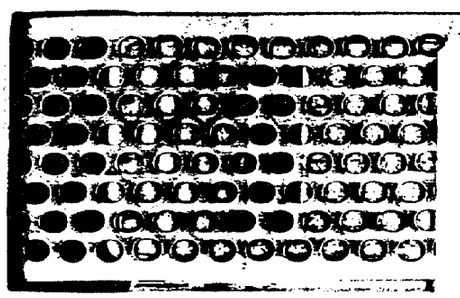
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD J. PAYNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

0096524.01



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

RECEIVED OF _____

FOR _____

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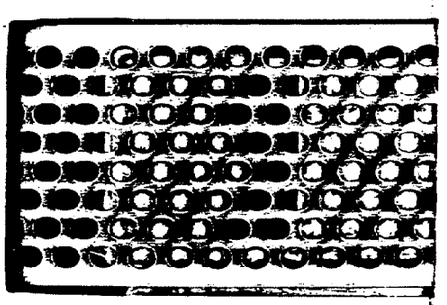
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 218000.00
CON TX 806.60
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 817.60
CHECK 817.60

08/27/98 01 15:51 0001 3050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



048063 IDENTIF. ↑ REFERENCE

98 AUG 27 PM 3:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338526