WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Joseph W Payton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Payton	Union Planters Bank, N.A.	MAP 119-6
(NAME)	(NAME)	
80 Lutie Street	158 Madison Avenue	PARCEL 84
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Memphis, TN 38101	6DA14347
(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, Estate of Eunice B. Thomas , deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Payton

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. 23 on the Plan of Sterling Subdivision No. 1 of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 60 feet on the north side of Lutie Street and runs back between parallel lines 158.4 feet to a dead line.

Being the same property conveyed to William James Thomas, Jr. and wife, Eunice B. Thomas by deed from R. A. Stansell and wife, Katherine Harris Stansell of record in Book 1938, page 565, Register's Office for Davidson County, TN. The said William James Thomas, Jr. having since died and the property vested in Eunice B. Thomas by estate by the entireties. The said Eunice B. Thomas having since died and Luther Lee Hayes having been appointed Executor of the Estate with power to sell of record in the Probate Court for Davidson County, Tennessee, Docket No. 99P-46.

Eunice B. Thomas and Eunice G. Thomas and Eunice Beckham Thomas are one and the same person.

This conveyance is subject to any and all existing easements of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 80 Lutie Street, Nashville, TN 37210
(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 15th day of January 19 99

Luther L. Hayes Executor

Estate of Eunice B. Thomas
By Luther Lee Hayes, Executor

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 Estate of Eunice B. Thomas by Luther Lee Hayes, Executor

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of January 19 990

Commission expires 9-29-2001

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

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

4990 01/20 0101 03CHECK 207.10

0538833
IDENTIFICATION REFERENCE
99 JAN 20 PM 2:08
WILL HOWARD REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11304 PAGE 445

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0538833
IDENTIF. # REFERENCE

93 JAN 20 PM 2:09

ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

CASH	53000.00
CO TX	198.10
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	207.10
CHECK	207.10

01/20/93 01 14:07 0001 4990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414417