40-A

WARRANTY DEED

BOOK 11565 PAGE 136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 7/26/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Payne	New Owner	Map 73-1
(NAME)	(NAME)	
P. O. Box 1804		Parcel 148
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, Brenda F. Dorris, Charlie L. Edens, Jr., Sherry D. Crutcher, Ron E. Edens and Patricia A. Buntin HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Payne

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:

SEE ATTACHED EXHIBIT A

$03.50

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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99 JUL -8 PM 3:48
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2111 Avalon Drive, Nashville, TN 37216
(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 our hand s on the dates set forth hereinafter.

Brenda F. Dorris

Sherry D. Crutcher

Charlie L. Edens, Jr.

X Ron E. Edens

Patricia A. Buntin

X Ron E. Edens

STATE OF NEW YORK)
COUNTY OF Kings)

X

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron E. Edens, 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 this 7th day of July, 1999.

Linda Franceschi-Green
Notary Public

My Commission Expires: 5/03/2001

LINDA FRANCESCHI-GREEN
NOTARY PUBLIC STATE OF NY
KINGS COUNTY NO. 01FR6024087
COMMISSION EXPIRES: 5/03/2001

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 Brenda F. Dorris, Charlie L. Edens, Jr., Sherry D. Crucher and Patricia A. Buntin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 8th day of July, 1999.

Notary Public

My Commission Expires: 9/18/99

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 23 fronts 85 feet on the northeasterly side of Avalon Drive and runs back between lines 158.8 feet on the northerly line and 136.2 feet on the southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Charlie L. Edens and wife, Estelline Edens, by deed from Kenneth Paul Bradley and wife, Patty Lou Bradley, of record in Book 3978, page 771, said Register's Office. The said Charlie L. Edens and Estelline Edens both having since died and the said Charlie L. Edens having predeceased the said Estelline Edens. The herein described property was devised to the children of Estelline Edens pursuant to her Last Will and Testament, the children being Brenda F. Dorris, Charlie L. Edens, Jr., Sherry D. Crutcher, Ron E. Edens and Patricia A. Buntin, subject to the provisions of the Codicil of the Last Will and Testament of Estelline Edens, all of which is of record in Will Book 227, page 616, in the Probate Court Clerk's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11565 PAGE 139

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

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REGISTER
DAVIDSON CO. TN.

09565

IDENTIFICATION & REFERENCE

AMT
105000.00
ENTER CO
AMT
105000.00-
CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 403.50
CHECK 403.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0206

No. 1488568