Davidson County DEEDWARR
Recvd: 10/03/00 08:31 2pgs
Fees:11.00 Taxes:453.25

20001003-0097541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Christopher R. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2000.

Brenda L Lehman
Notary Public

MY COMMISSION EXPIRES: March 10, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Payne	Southeastern Mortgage of Tennessee, Inc.	83-5-385
(NAME)	(NAME)	
1406 Eastland Avenue	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37212	
(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,

CONLEY CONSTRUCTION COMPANY, LLC , A TENNESSEE LIMITED LIABILITY COMPANY,

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

CHRISTOPHER R. 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:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway home Place, as of record in Book 57, page 88, Register's Office for said County, described as follows:

Beginning on the southerly margin of Eastland Avenue, formerly Vaughn Turnpike, 300 feet west of the westerly margin of the 15th, formerly Bramlett Street, said point being the northwest corner of a part of said lot conveyed to J.F. Dean and wife, be deed from George W. Shields, Jr., and wife, as of record in Book 541, page 210, Register's Office, thence with their west line, southwardly 170 feet to an alley; thence with the northerly margin of said alley, westwardly 50 feet to another alley; thence with the easterly margin of the last mentioned alley, northwardly 170 feet to Eastland Avenue; thence with the southerly margin of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Conley Construction Company, LLC, a Tennessee Limited Liability Company by deed from Helen A. Goodloe and Alfred R. Turner of record in Instrument Number 200001240007595, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1406 Eastland Avenue, Nashville, TN 37206

(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 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 hands this 14th day of September, 2000.

Conley Construction Company, LLC
By: Franklin D Conley
Franklin D Conley, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brenda R. Lehman, a Notary Public in and for said County and State, personally Franklin D. Conley with whom I am personally acquainted and who upon his oath acknowledged himself to be a Member of Conley Construction Company, LLC, the within-named bargain, and limited liability company, and that they as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Franklin D. Conley as such Member, and attesting the same by the said as such.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2000

Commission expires: March 10, 2003

Brenda R. Lehman

Brenda R. Lehman Notary Public