02

Realty 484

CATHERINE R VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,800.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2002. Notary Public MY COMMISSION EXPIRES: 5-30-04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilburn E. Baker,III and Dorothy J. Joecken	1st Trust Bank For Savings	Map: 075-07-0-134.00
(NAME) 525 Dutchmans Drive	(NAME) P.O. Box 17257	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Memphis, TN. 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID J. PAYNE, MARRIED hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto WILBURN E. BAKER,III AND DOROTHY J. JOECKEN, hereinafter called the GRANTEE(S), 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. 108 on the Plan of Highlands of Tulip Grove, Section 3, as shown by plat appearing of record in Plat Book 4675, page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David J. Payne by Warranty Deed of record in Book 9653, Page 706, Register's Office for Davidson County, Tennessee.

David J. Payne has since married Lori B. Payne. The said Lori B. Payne joins in the execution of this instrument for the purpose of relinquishing her marital rights in subject property.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, and Book 6017, page 179; Easement for Slope and Drainage in Book 4128, page 813; Easement for ingress and egress in Book 4432, page 808; and, any and all matters as shown on the plan of record in Plat Book 4675, page 140, all of record in said Register's Office.

Unimproved ( )
This is improved (x) property, known as 525 Dutchmans Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and Grantors covenant with the said GRANTEE(S) that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 28th day of May, 2002.

David J. Payne

Lori B. Payne

Davidson County DEEDWARR
Recvd: 05/31/02 12:58 2pgs
Fees:13.00 Taxes:495.06
20020531-0066126

STATE OF Tennessee

COUNTY OF Davidson

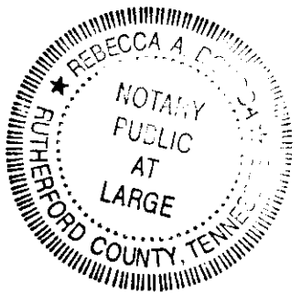
Before me, the undersigned Notary Public, personally appeared David J. Payne and wife, Lori B. Payne who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, ~~this~~ 28th day of May, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217