Davidson County DEEDWARR
Recvd: 05/20/03 15:01 3pgs
Fees:18.00 Taxes:777.00
20030520-0068829

PICK-UP

#352158

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JHB,III)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MARY PAYNE YOUNG 1169 Gateway Lane Nashville, TN 37220	Mary Payne Young 1169 Gateway Lane Nashville, TN 37220	131-15-0 081.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LAURIE R. NICHOLSON, SUSANNA M. PAYNE, and JOHN G. PAYNE (herein collectively referred to as "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto MARY PAYNE YOUNG ("Grantee"), her heirs and assigns, all of their undivided one-half interest in and to the following tract or parcel of land and all improvements thereon, lying and being in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being lots Nos. 100 and 100-A on the unrecorded plan of "Lealand", described together according to a survey made by S. G. Doak, Surveyor, February 17, 1938, and revised by Blanchard and Parrish, Surveyors, in September 1938, as follows: Beginning at the southeast corner of Gateway Lane and the Granny White Turnpike Road; and running thence easterly, with the southerly margin of Gateway Lane, 333 feet to the northeast corner of said lot No. 100, being the northwest corner of lot No. 102 on said Plan; thence southerly, with the line between said lots Nos. 100 and 100-A and said lot No. 102, 524.9 feet to the line of lot No. 3 on said Plan, the southwest corner of said lot No. 102, being also the southeast corner of said lot No. 100-A; thence westerly, with the line between said lot No. 100-A and lots Nos. 3 and A-1 on said Plan, 305 feet to said Granny White Road; and thence northerly, with the easterly margin of said Road, 532.9 feet to the beginning, containing in all 3.84 acres, more or less.

Being part of the tract of land known as "Lealand", devised to Mrs. Laura Lea Robertson, by the will of her mother, Mrs. Ella Lea, deceased, recorded in Will Book 52, page 1 to 39 inclusive, County Court for said County; and

Being the same property conveyed to Mary Geiger Payne by warranty Deed dated January 9, 1939, of record in Book 1090, page 685, Register's Office for Davidson County, Tennessee.

Grantors are the heirs of Mary Geiger Payne, deceased, whose Last Will and Testament is of record in Book 9632, page 194, Register's Office for Davidson County, Tennessee; it being the express intention of Grantors that all of their undivided one-half interest in said real property as conveyed to them pursuant to said Last Will and Testament is hereby conveyed to Grantee.

This is improved property known as
1169 Gateway Lane
House Number Street
Nashville
P.O. Address City or Town

Grantors covenant that they are lawfully seized and possessed of the interests conveyed to them under the aforementioned Last Will and Testament and that they have not in any way encumbered said interests and/or the real estate which is the subject hereof, and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate or parcel of land to the Grantee, her successors, heirs and assigns, against the lawful claims of all persons, whomsoever, except claims arising out of the matters set forth below:

The conveyance herein is expressly subject to any liens, restrictions and easements of record and to taxes for the current year which are assumed by Grantee.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed on the dates hereinafter written.

Dated at Nashville, Tennessee
April 7, 1995

Laurie R Nicholson
LAURIE R. NICHOLSON

Dated at Nashville, Tennessee
April 7, 1995

Susanna M. Payne
SUSANNA M. PAYNE

Dated at Nashville, Tennessee
April 7, 1995

John G. Payne
JOHN G. PAYNE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LAURIE R. NICHOLSON, the within named 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, at office, this 7th day of April, 1995.

William H. Coombs
Notary Public

My Commission Expires:

May 25, 1996

WILLIAM H. COOMBS
NOTARY PUBLIC
EXP. 05/25/96
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SUSANNA M. PAYNE, the within named 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, at office, this 7TH day of April, 1995.

Patrick J. Carpentier
Notary Public

My Commission Expires:

JANUARY 20, 1999

PATRICK J. CARPENTIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JOHN G. PAYNE, the within named 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, at office, this 7th day of April, 1995.

William H. Coombs
Notary Public

My Commission Expires:

MAY 25, 1996

WILLIAM H. COOMBS NOTARY EXP. 05/25/96 PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $210,000.00.

John G. Payne
Affiant

Sworn to and subscribed before me this 7th day of April, 1995.

William H. Coombs
Notary Public

My Commission Expires:

MAY 25, 1996

WILLIAM H. COOMBS NOTARY EXP. 05/25/96 PUBLIC DAVIDSON COUNTY, TENN.