Davidson County DEEDWARR
Recvd: 06/06/03 13:42 2pgs
Fees:13.00 Taxes:521.70

20030606-0078533

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 141,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2004

R. L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
June Dale MacNeil	CTX Mtg Co.	09D-76077
1079 General George Patton Dr.	P.O. Box 199077	142-09-0-D
Nashville, TN 37221	Dallas, TX 75219-9077	#075

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **the Estate of Willie Mae Payne by James C. Vance, Executor and H. Lee Beavers, beneficiary of the Estate of Willie Mae Payne**, hereinafter called the grantor(s), have bargained and sold, and by these presents do transfer and convey unto **June Dale MacNeil**, unmarried, hereinafter called the grantee(s), his heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1079, together with the Carport designated No. 1079-C, in River Plantation, Section Six, Phase One, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charles E. Payne and wife, Willie M. Payne by deed from Haury & Smith Contractors, Inc., of record in Book 6343, page 121, Register's Office for Davidson County, Tennessee. Willie M. Payne having inherited said property by tenants in the entirety upon Charles E. Payne's death on November 26, 1988.

This is improved property, known as: 1079 General George Patton Road, Nashville, Davidson County, Tennessee, 37221.

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 we do covenant with said grantee(s) 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 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 my hand this 28th & 29th day of May, 2003.

Estate of Willie Mae Payne
by James C. Vance, Executor

H. Lee Beavers, Beneficiary of the
Estate of Willie Mae Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public at Large for the said County and State, the within named James C. Vance, Executor for the Estate of Willie Mae Payne, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of May, 2003.

NICHOLAS PERENCH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public at Large for the said County and State, the within named H. Lee Beavers, beneficiary of the Estate of Willie Mae Payne, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of May, 2003.

MAY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 25, 2006

Prepared By: James C. Vance, Attorney
237 Old Hickory Boulevard
Nashville, TN 37221

05/27/03