PICK-UP

Davidson County DEEDWARR
Recvd: 08/29/03 08:41 2pgs
Fees:13.00 Taxes:199.80

20030829-0125551

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Alfred Payne, Jr.	Alfred Payne, Jr. c/o Ronald K. Nevin	081-08-0-407.00
1714 7th Ave., North		
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Ronald K. Nevin
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 28th DAY OF August, 2003.

Carrie Dawn Mendoza
Notary Public

MY COMMISSION EXPIRES: 11-29-03
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, WE, **Mildred W. Davis and Gloria W. Luttrell, as Co-Trustees of the Woodroof Family Trust**, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfred Payne, Jr.** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot(s) 205 on the map entitled North Nashville Real Estate Company's Plan, of record in Plat Book 21, Page(s) 105, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

BEING the same property conveyed to MILDRED W. DAVIS AND GLORIA W. LUTTRELL, AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed of record in Book 7115, page 912, said Register's Office.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 1714 7th Avenue, North, Nashville, TN 37208

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 28th day of August, 2003.

Mildred W. Davis
MILDRED W. DAVIS

Gloria W. Luttrell
GLORIA W. LUTTRELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Mildred W. Davis, as Co-Trustee of the Woodroof Family Trust, 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 at Nashville, Tennessee, this 28th day of August, 2003.

Carrie Davis Menchaca
NOTARY PUBLIC

My Commission Expires: 11-29-03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Gloria W. Luttrell, as Co-Trustee of the Woodroof Family Trust, 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 at Nashville, Tennessee, this 28th day of August, 2003.

Carrie Davis Menchaca
NOTARY PUBLIC

My Commission Expires: 11-29-03