Davidson County DEEDWARR
Recvd: 09/12/03 13:25 1pgs
Fees:13.00 Taxes:962.00

20030912-0134394

WARRANTY DEED

PAYNE-03MT0263

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Payne and, wife Maida Payne	Same	142-16A-8CO
(NAME)	(NAME)	
529 London Way		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, TERRY J. CANADY AND, WIFE DIANE B. CANADY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOE PAYNE AND, WIFE MAIDA PAYNE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the Plan of Devon Park, Phase One, as of record in Plat Book 5200, Pages 670-672, Register's Office for said County, to which plat reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Terry J. Canady and wife, Diane B. Canady, by Warranty Deed from Jeffrey D. Cowles and wife, Cynthia L. Cowles, dated June 12, 1996, and filed for record on June 12, 1996, in Book 10090, Page 731, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 529 London Way, Nashville, Tennessee 37221
(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 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of September, 2003.

Terry J. Canady

Diane B. Canady

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Terry J. Canady and, wife Diane B. Canady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2003.

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public