583

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Robert Payne<br>Teresa Tanner Payne<br>P. O. Box 158388<br>Nashville, TN 37215 | same as new owner | 117-15-0-A<br>157.00 CO |
| This instrument prepared by: Marshall L. Hix, Hix & Gray, PLC<br>315 Deaderick Street, 1620 AmSouth Center, Nashville, TN 37238 | | |

Davidson County DEEDWARR
Recvd: 01/09/04 15:16 4pgs
Fees:23.00 Taxes:351.50
20040109-0004140

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jane A. Daroff, Sanders L. Abrahams and Lawrence M. Abrahams Family Trust ("Grantor") have bargained and sold, and hereby transfer and convey to Robert Payne and wife, Teresa Tanner Payne, (collectively "Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Master Deed for Green Hills Terrace of record in Book 5304, page 702, as amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Book 9830, page 181, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 100 Richard Jones Road, Unit Q1, Nashville, Tennessee 37215.

EXECUTED this 2nd day of January, 2004.

Jane A. Daroff

**JANE A. DAROFF, by Sanders L. Abrahams, attorney-in-fact**

Sanders L. Abrahams

**SANDERS L. ABRAHAMS**

**LAWRENCE M. ABRAHAMS FAMILY TRUST**

By: Lawrence M. Abrahams

**Lawrence M. Abrahams, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Sanders L. Abrahams, with whom I am personally acquainted, and who, upon oath, acknowledged that he is the true and lawful attorney-in-fact for Jane A. Daroff, grantor herein, and is authorized to execute within instrument for the purposes therein contained by signing the name of Jane A. Daroff as her attorney-in-fact.

WITNESS my hand and seal, this 8th day of January, 2004.

Marshall L. Hix
Notary Public

My Commission Expires: 9-25-2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sanders L. Abrahams, 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 seal, this 8th day of January, 2004.

Marshall L. Hix
Notary Public

My Commission Expires: 9-25-2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF LOUISIANA
ORLEANS PARRISH

Personally appeared before me, the undersigned, a Notary Public of said County and State, Lawrence M. Abrahams, 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, and who, upon oath, further acknowledged that he is the Trustee of Lawrence M. Abrahams Family Trust, the maker, and is authorized by the maker to execute this instrument on behalf of the maker

WITNESS my hand and seal, this 2nd day of January, 2004.

NOTARY PUBLIC

My Commission Expires: AT DEATH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

September 25, 2004

EXHIBIT A

Parcel No. 157, being Unit No. Q-1 in a Horizontal Property Regime located on the Plan of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rolland S. Abrahams by Executor's Quitclaim Deed of record in Book 9527, page 746, Register's Office for Davidson County, Tennessee. The said Rolland S. Abrahams having died on July 5, 2003, and the property having vested in the grantors herein by virtue of the Last Will and Testament of Rolland S. Abrahams admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 03P-1275.

JA
JAD