Davidson County DEEDWARR
Recvd: 10/15/04 11:23 2pgs
Fees:13.00 Taxes:388.50

20041015-0124305

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

CT-04-5330

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Charles R. Payne
Affiant

Subscribed and sworn to before me, this 12th DAY OF October, 2004.

Ruth B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RUTH B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Payne and Catherian L. Payne (NAME)	Olympus Mortgage Company (NAME)	
5263 Buena Vista Pike (ADDRESS)	600 City Parkway West Ste 800 (ADDRESS)	49-60
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Orange, CA 92868 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORRAINE M. DOWNING AND HUSBAND, TERRANCE L. DOWNING, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES R. PAYNE AND CATHERIAN L. PAYNE, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to the Third Baptist Church by deed from David A. Sheatley and wife, of record in Book 2879, Page 455, Register's Office for said County thence with the westerly 404.3 feet; thence North 7 deg. 30 min. East 100 feet; thence westerly 404.3 feet; thence North 7 deg. 30 min. West 100 feet to said church's southwest corner; thence with said church's southern boundary line, easterly 395.6 feet to the point of beginning.

Subject to easements as of record in Book 7681, Page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Lorraine M. Downing and husband, Terrance L. Downing, by deed from Franklin D. Gilley and wife, Sherrie C. Gilley, dated December 21, 1995 as of record in Book 9902, Page 579, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5263 Buena Vista Pike, Nashville, Tennessee 37218
(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 12th day of October, 2004.

Terrance Downing

Lorraine Downing by Terrance Downing as attorney in fact
By: Terrance Downing, as attorney in fact

Terrance Downing executed this instrument on behalf of Lorraine Downing pursuant to A Power of Attorney which is being placed of record concurrently herewith.

Lorraine M. Downing and Lorraine Downing are one and the same person.

Terrance L. Downing and Terrance Downing are one and the same person.

State of **Tennessee**
County of **Wilson**

On this the **12** day of **October, 2004**, before me personally appeared **Terrance Downing**, to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of **Lorraine Downing**, and who acknowledged that such person executed the same as the free act and deed of the said **Lorraine Downing** by virtue of that Power of Attorney, duly executed by the said **Lorraine Downing** and appearing of record in Book ////////, Page ////// of the Register's Office of ~~Wilson~~ Davidson County, Tennessee. Instrument No. 20041015 0124304

My commission expires: 6-17-07

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Rita B. Mitchell
Notary Public

Prepared By and Return to:

Executive Title
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122