File Box 8

Davidson County DEEDWARR
Recvd: 12/02/04 15:05 2pgs
Fees:13.00 Taxes:619.38
20041202-0143923

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 104
Brentwood, TN 37027

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

02-0411-43610

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,400.00

Jennifer Hanchey
Affiant

Subscribed and sworn to before me, this 30th day of November, 2004.

Debra Mann
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen N. Payne	Wells Fargo Bank, N.A.	133-13-131
607 Elaine Drive	4405 E. Cotton Center Blvd	
Nashville TN 37211	Phoenix, Arizona 85040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara A. Lawrence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen N. Payne, hereinafter called the Grantees, their successors and assigns, a 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. 604 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 604 fronts 80 feet on the southerly side of Elaine Drive and runs back 168.9 feet on the easterly line and 167.6 feet on the westerly line to a dead line in the rear on which it measures 80.5 feet thereon.

BEING the same property conveyed to Barbara A. Lawrence by deed from Ronald E. Lewis and wife, Jackie B. Lewis of record in Book 9900, Page 927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 19, said Register's Office, which plan shows a 30 foot minimum building setback line from Elaine Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 2.5x30 foot utility anchor easement located on the northeasterly and northwesterly front corner of said lot.

This property is improved property known as 607 Elaine Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2004.

Barbara A Lawrence

Barbara A. Lawrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara A. Lawrence, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of November, 2004.

Notary Public

My Commission expires 9/4/05

