Davidson County DEEDWARR
Recvd: 05/03/05 11:31 2 pgs
Fees:13.00 Taxes:370.00
20050503-0049180

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2005.

Notary Public

My commission expires: 3-1-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dorothy C. Clayton	**Greenpoint Mortgage Funding, Inc**	**150-11-262.00**
305 Oak Timber Court	**P.O. Box 195005**	
Antioch, TN 37013	**Charlotte, NC 28219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeanna M. Payne, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dorothy C. Clayton, an unmarried woman, and William Michael Harley, an unmarried man, as Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 76 on the plan of Lake Towne Park, Section Two of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeanna M. Dickerson, unmarried by deed dated April 9, 1999 from Margaret E. Hoeft of record in Book 11428, Page 184, Register's Office for Davidson County, Tennessee. The said Jeanna M. Dickerson having since married is now known as Jeanna M. Payne.

Blair M. Payne joins in this conveyance for the purpose of relinquishing any and all right, title and interest, marital or otherwise, he may have in the subject property as the spouse of Jeanna M. Payne

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **305 Oak Timber Court, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 28th day of April, 2005.

Jeanna M. Payne

Jeanna M. Payne

Blair Payne by Jeanna M. Payne

Blair Payne by Jeanna M. Payne, his attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeanna M. Payne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Blair Payne,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Blair Payne**, the within named bargainor(s) by the said **Jeanna M. Payne** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **28th** day of **April, 2005.**

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeanna M. Payne**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **April, 2005.**

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN