03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Lori B. Yount
Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

Deborah K. Devine
Notary Public
My commission expires: ~~02/22/00~~ 11/22/08

03-0508-33033

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce W. Yount, Jr.	Regions Bank	061-11-0 32.00
1019 Virginia Avenue	181 Belle Forrest Circle	
Nashville TN 37216	Nashville, TN 37221	

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, Bryan T. Payne, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce W. Yount, Jr. and wife, Lori B. Yount, 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 the easterly part of Lot No. 39, on the Plan of Geo. Burrus Subdivision of Lot 81 on the Map of the Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for said County.

Said part of Lot No. 39 fronts 75 feet on the northerly side of Virginia Street, and runs back between parallel lines, 235 feet to a dead line in the rear and show 79 feet, more or less on said dead line. (Said portion of legal description having been erroneously omitted from prior deed of record)

Being the same property conveyed to Brian T. Payne by deed from John S. Carini and wife, Elizabeth M. Carini, of record in Instrument No. 20030401-0042746, Register's Office for Davidson County, Tennessee.

Asia Payne, wife of Bryan T. Payne, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1019 Virginia Avenue, Nashville, TN 37216

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.

Davidson County DEEDWARR
Recvd: 09/09/05 08:20 2 pgs
Fees:13.00 Taxes:499.50
20050909-0108429

WITNESS my hand this 31st day of August, 2005.

Bryan T. Payne by Asia Payne
By: Asia Payne, Atty in Fact

Asia Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Asia Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2005.

~~Diane K. Mann~~
State of Tennessee at Large

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

My Commission expires ~~02/22/09~~
11/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Asia Payne, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Bryan T. Payne and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2005.

11/22/08
~~2/22/2009~~
Commission expires

Notary Public

Deborah K. Devine
State of Tennessee Notary Public
Davidson County