PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/06/06 09:32 2 pgs
Fees:13.00 Taxes:991.23
20060906-0109839

W & I Ref: _gj_ Title No: 48175

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Delton Howard Payne III Karen Patrick Payne 1728 Nottingham Place Nashville, Tennessee 37221	Mortgage Company of America 2416 21st Ave. S., Suite 202 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 142150B00200C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$267,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia S. Moore** , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Delton Howard Payne III and spouse, Karen Patrick Payne** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Second Amendment Belle Wood Glen, of record in Book 6900, Page 190, said Register's Office.

Said Lot No. 2, which is a corner lot, fronts 87.62 feet on the broken northerly margin of Belle Lake Drive and fronts 59.52 feet on the westerly margin of Belle Glen Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 78.66 feet on the westerly line and 101.00 feet on the northerly line to a point of intersection.

Being the same property conveyed to Cynthia S. Moore by deed from Norton M. Edwards and wife, Bonnie S. Young of record in Book 11446, Page 404, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 190, said Register's Office, which Plan shows a 20 foot minimum building setback line from Belle Glen Drive, and 10 foot minimum building setback line from Belle Lake Drive, together with a designated building site and a 10 foot easement for public utility purposes along the westerly line(s) and a 5 foots easement for public utility purposes along the easterly line of said lot, with an 8 inch water line lying therein and a fire hydrant along the easterly line. The Declaration of Covenants, Conditions and Restrictions of record in Book 6980, Page 562 and restated and substituted in Book 7121, Page 5, Book 6706, Page 290 and Book 9017, Page 797, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 200 Belle Lake Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2006 .

Cynthia S. Moore

State of TENNESSEE
County of DAVIDSON

On this 31st day of August, 2006 , before me the undersigned authority, personally appeared **Cynthia S. Moore**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $267,900.00

Affiant

Sworn and subscribed before me this 31st day of August, 2006

My Commission Expires: 3/21/07

Notary Public

LYNDA L. ... STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TE...