WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

B-RSR-08-4720

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Payne	Robert Payne	
4720 Benton Smith Road (ADDRESS)	(NAME) P.O. Box 158388 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	131-15-54.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMIE HOLLIS, UNMARRIED AND NATHAN H. LOYER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT PAYNE AND WIFE, TERESA PAYNE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 TOGETHER WITH A STRIP OF LAND MARKED "H.L. GIBSON RESERVED" ON THE PLAN OF HARPETH ACRES, SECTION SEVEN, OF RECORD IN BOOK 2331, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY. SAID PROPERTY FRONTS 174.17 FEET ON THE SOUTHERLY MARGIN OF BENTON SMITH ROAD AND EXTENDS BACK 300.0 FEET ON THE EASTERLY LINE AND 301 FEET, MORE OR LESS, ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 202.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AMIE LOYER AND NATHAN H. LOYER BY WARRANTY DEED FROM JAMES H. TURBEVILLE AND WIFE, JEAN K. TURBEVILLE, RECORDED ON THE 18TH DAY OF AUGUST 2006, IIN INSTRUMENT NO. 20060818-0101877, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID AMIE LOYER HAS SINCE DIVORCED AND IS NOW KNOWN AS AMIE HOLLIS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2331, PAGE 154; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 2633, PAGE 487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4720 Benton Smith Road, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 07/29/08 14:03 2 pg
Fees:13.00 Taxes:1369.00

20080729-0077514

Witness my/our hand(s) this 25th day of July, 2008.

Amie Hollis by Alice Walker, Attorney-In-Fact

Nathan H. Loyer

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2008, before me personally appeared Alice Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amie Hollis and who acknowledged he/she/they executed the same as the free act and deed of the said Amie Hollis.

Witness my hand and official seal, this the 25th day of July, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/09

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2008, before me personally appeared Nathan H. Loyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/09

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903