This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

**MAP/GROUP/PARCEL 162-10-43**

BILL GARRETT, Davidson County
Trans:T20090060007 DEEDWARR
Recvd: 09/02/09 08:33 2 pgs
Fees:13.00 Taxes:499.50

20090902-0082203

NAME & ADDRESS OF NEW OWNER:
Ira Scott Payne and Cynthia N. Payne
504 Michele Drive
Antioch, TN 37013

SEND TAX BILLS TO:
F & M Bank
10 Cadillac Way #100
Brentwood, TN 37027
Loan #: 5995

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## WARRANTY DEED

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FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, the undersigned, **JAMES W. ALLEN AND WIFE, KAREN M. ALLEN** "Grantor" have this day bargained and sold and do hereby transfer and convey unto **IRA SCOTT PAYNE AND CYNTHIA N. PAYNE, HUSBAND AND WIFE** "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 43 Resubdivision of Lots 42-59, Brook-view Estates, Section 1, according to plat and survey of same appearing of record in Plat Book 4675, page 17 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to James W. Allen and wife, Karen M. Allen by Warranty Deed from Larry Tidwell and wife, Connie R. Tidwell and Lanny Tidwell (single), dated February 28, 1975, appearing of record in Book 4893, page 174 of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO The Plan of record in Plat Book 4675, page 17 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 504 Michele Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of August, 2009

James W. Allen

**JAMES W. ALLEN**

Karen M. Allen

**KAREN M. ALLEN**

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JAMES W. ALLEN AND KAREN M. ALLEN**, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of August, 2009

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Annemarie Cain

NOTARY PUBLIC
My Commission Expires: 3-21-2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cam Gleaves

AFFIANT

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 27th day of August, 2009.

NOTARY PUBLIC
My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212