STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110063236 DEEDWARR
Recvd: 10/11/11 09:10 2 pgs
Fees:13.00 Taxes:166.50
20111011-0078805

The actual consideration for this transfer or value (whichever is greater) is $ 45,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2011.

NOTARY PUBLIC

My commission expires: 4-9-2015

CRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Lynda Payne Dunlap 313 Lawndale Drive Nashville, TN 37127	Same:	120-9-153

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Harold E. Payne II,** the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **Lynda Payne Dunlap**, the Grantee herein, her heirs, successors and assigns, Grantor's entire one-half (½) undivided interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 5D-40 on the Plan of Glengarry Park Subdivision, Section 5D, of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 5D-40 fronts 103.6 feet on the west side of Winthorne Drive, and runs back 144.5 feet on the north line and 157.6 feet on the south line to a dead line in the rear.

Being the same property conveyed and quitclaimed to Harold E. Payne II and Lynda Payne Dunlap f/k/a Lynda G. Denton, as tenants in common, by Quitclaim Deed from Harold E. Payne II, Successor Trustee of Harold E. Payne and Sadie B. Payne Revocable Living Trust, of record in Instrument # 20111007-0078184, Register's Office for Davidson County, Tennessee. Lynda Payne Dunlap being one and the same person as Lynda G. Denton.

This conveyance is made subject to:

1. Payment of all taxes, charges, assessments, levied and assessed against subject property which are due and payable;

2. All real property taxes and city real property taxes for the year 2011, pro-rated and assumed by Grantee, a lien, not yet due and payable; and

3. Any and all further restrictions, easements, setback lines, encumbrances, and covenants of record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming, by, through or under said Grantor, but not otherwise.

WITNESS my hand this 10th day of October, 2011.

Harold E Payne II

Harold E. Payne II

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold E. Payne II**, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within-instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2011.

LISA S. HOFSTETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9-8-2013