FORM NO. WD-1

BOOK 6296 PAGE 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$61,906.71 & Phillip Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 84

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 12-19-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doyle Carter Payne (NAME)	Lomas & Nettleton Co. (NAME)	150-1
2912 Moss Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	336
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	2D 67003

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip E. Garcia et ux, Leslie Garcia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doyle Carter Payne

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 71 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Phillip E. Garcia et ux, Leslie Garcia by deed from Charles A. Siefert et ux Nancy L. Siefert of record in Book 5098, Page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to John W. Murphee Co. of record in Book 5038, Page 184, said Register's Office with a present unpaid balance of approximately $30,606.71, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved ( ) improved property, known as 2912 Moss Springs Dr. (House Number) (Street) Antioch, TN 37013 (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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.

Witness our hand s this 19th day of May, 19 84

Phillip E. Garcia

Leslie Garcia

STATE OF TENNESSEE
Davidson County

BOOK 6296 PAGE 55

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip E. Garcia et ux, Leslie Garcia

the 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1984.

Gary B Felix Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Phillip E. Garcia et ux,
Leslie Garcia

TO
Doyle Carter Payne

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

I 2 3 3 6 4

IDENTIFICATION REFERENCE

MAY 21 11 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6296 PAGE 56

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61906.71- CAMT.
160.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.44-
8094A05/21/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 3 6 4

IDENTIF. REFERENCE

MAY 21 11 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0037570