BOOK 6805 PAGE 215

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Patrick G. Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 1-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY FILE BOX 48

STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick G. Quinn	Mortgage Trust Company	
(NAME)	(NAME)	
5604 Vine Ridge Drive	2401 Hillsboro Road, Suite 100	103-10-29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37212	8DA-57795
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Garland M. Payne and wife, Avie F. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick G. Quinn and wife, Joan M. Quinn

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. 28 on the Brookside Courts Addition No. 4, Section 2, as of record in Book 1835, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garland M. Payne and wife, Avie F. Payne by deed from Frank Gossett and wife, Pearl C. Gossett of record in Book 4127, page 767, Register's Office, Davidson County, Tennessee.

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

83538

IDENTIFICATION REFERENCE

MAR 17 12 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/17 217.10- CHECK

This is improved ( ) unimproved (XX) property, known as 5604 Vine Ridge Drive, Nashville, TN 37205
(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 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 11th day of March, 19 86

Garland M. Payne — Garland M. Payne

Avie F. Payne — Avie F. Payne

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Steven G. WATERS, a Notary Public in and for said County and State, the within named Garland M. Payne and wife, Avie F. Payne

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 19 86

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Garland M. Payne and wife, Avie F. Payne

Payne

TO

Patrick G. Quinn and wife, Joan M.

Quinn

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6805 PAGE 217

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

$100000.00- CAMT.
210.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.10-
3594A03/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.35538

IDENTIFICATION REFERENCE

MAR 17 12 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227894