#6491 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7461 PAGE 660

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ORIAN JOHN PAYNE, JR. (NAME)	Citicorp Mortgage, Inc. Attn: Tax Dept. M. S. 309 (NAME)	Map 132-5
4306 Gray Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790009 (STREET ADDRESS)	Parcel 111
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	FB#16DA17191

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, LANNY HESTER and wife, KATHLEEN T. HESTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORIAN JOHN PAYNE, JR. and wife, RITA J. PAYNE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 46 on the Plan of Section No. 2 Glendale Park, as of record in Plat Book 1130, page 61, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lanny Hester and wife, Kathleen T. Hester by deed from Steven R. Brumfield and wife, Sue S. Brumfield of record in Book 6238, page 425, said Register's Office.

This conveyance is subject to: (1) 1988 taxes, which have been prorated and assumed by the Grantee(s) herein; and (2) All matters appearing on the plan of record in Plat Book 1130, page 61, said Register's Office.

3541 02/03 0101 03CHECK 398.22

021119

IDENTIFICATION REFERENCE

FEB 3 8 43 AM '88

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4306 Gray Oaks Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of January, 88

Lanny Hester by Kathleen T. Hester
LANNY HESTER
BY: Kathleen T. Hester
~~Attorney-in-Fact for Lanny Hester~~

Kathleen T. Hester
KATHLEEN T. HESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7461 PAGE 661

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen T. Hester

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of January, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN T. HESTER, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lanny Hester, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 1988.

My commission expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

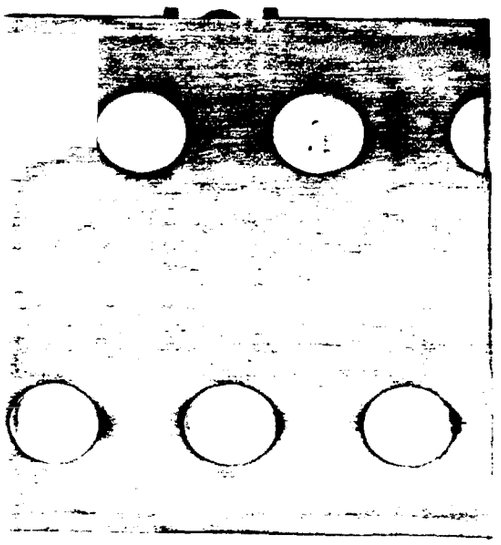
FROM LANNY HESTER and wife, KATHLEEN T. HESTER

TO ORIAN JOHN PAYNE, JR. and wife, RITA J. PAYNE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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



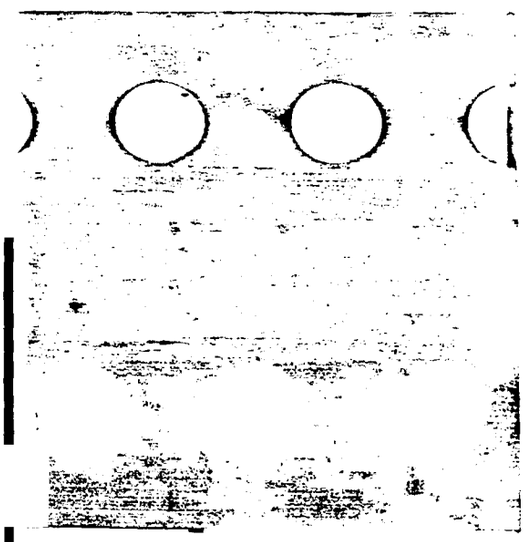
RECEIVED OF _____

FOR _____

BOOK 7461 PAGE 662

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 139900.00
				CON TX 391.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 398.22
				CHECK 398.22
02/03/88		01		08:44 0001 3541



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219

IDENTIFT REFERENCE

FEB 3 8 43 AM '88

DAVIDSON COUNTY, TN

No. 58402