8291 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7694 PAGE 556

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN H. WAYNE, II (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	Map 173
1324 Barnes Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 20127 (STREET ADDRESS)	Parcel 123
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	F.B.#5DU26123

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, THOMAS E. THAMES and wife, R. CHERIE THAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. WAYNE, II and wife, CAROL L. WAYNE

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 shown on the Plat of the John A. Wittes, Jr. et ux Property of record in Plat Book 5190, page 457, said Register's Office, and being further described as follows:

Beginning in the northerly margin of Barnes Rd. at the southeast corner of Lot No. 398 on the Plan of Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, north 09 deg. 06 min. 16 sec. east 241.68 feet to the most westerly southwest corner of the property conveying to Clyde E. O'Brien, Sr. et ux, by deed from J. E. Moore, et al, of record in Book 3068, page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property south 88 deg. 21 min. 12 sec. east 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property south 09 deg. 06 min. 16 sec. west 259.58 feet to an iron pin in the northerly margin of Barnes Rd.; thence with the northerly margin of Barnes Rd. north 80 deg. 57 min. 23 sec. west 137.88 feet to the point of beginning, containing 0.797 acres more or less. Together with the rights, if any, in that certain easement of record in Book 5643, page 775, said Register's Office.

Being the same property conveyed to Thomas E. Thames et ux, R. Cherie Thames by deed from Timothy Perry Crunk et ux, Beverly L. Crunk of record in Book 6660, page 758, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by the Grantor herein; (2) Easements of record in Book 2494, page 119 and in Book 5139, page 114; and (3) All matters appearing on the Plan of record in Plat Book 5190, page 457, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1324 Barnes Road, Antioch, Tennessee 37013

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 28th day of October, 1988

Thomas E. Thames by Billie Jo Marsh

THOMAS E. THAMES
By: Billie Jo Marsh, Attorney-in-Fact
for Thomas E. Thames by Power of Attorney
recorded simultaneously herewith.

R. Cherie Thames by Billie Jo Marsh

R. CHERIE THAMES
By: Billie Jo Marsh, Attorney-in-Fact
~~for R. Cherie Thames by Power of Attorney~~
recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7694 PAGE 557

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLIE JO MARSH, 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 of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 28th day of October, 1988.

Notary Public

My commission expires: 3-11-91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Nov 3 8 06 AM 88
IDENTIFICATION REFERENCE
8220 4

3895 11/03 0101 03CHECK 270.50

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1988.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

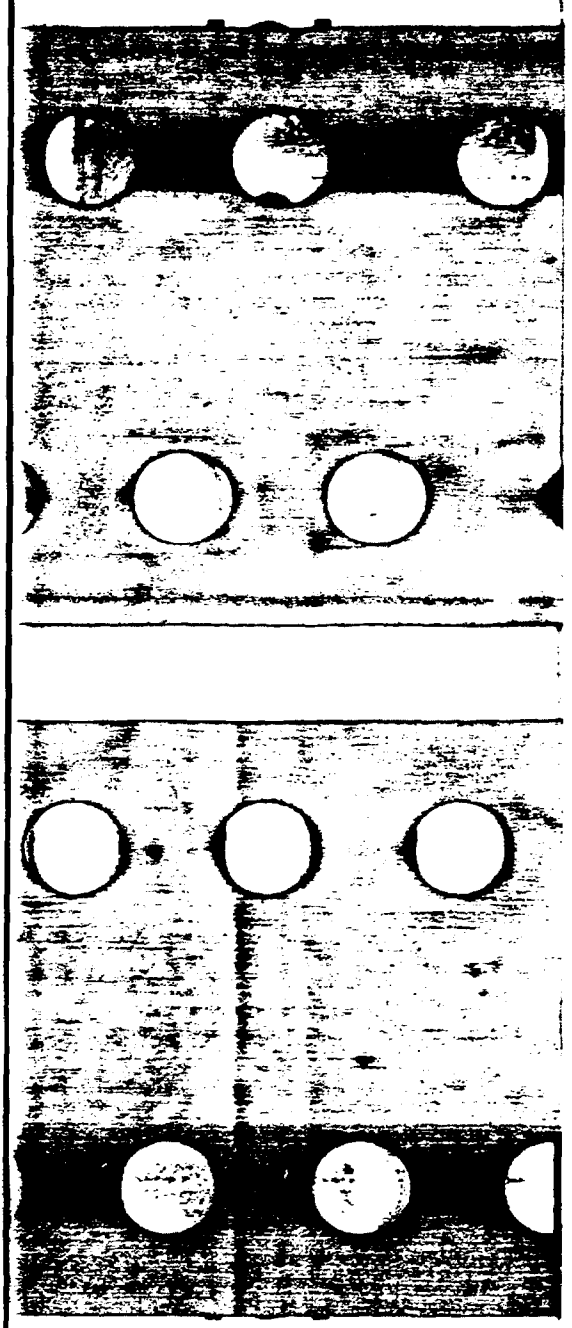
THOMAS E. THAMES and wife, R. CHERIE THAMES

TO

JOHN H. WAYNE, II and wife, CAROL L. WAYNE

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 7694 PAGE 558

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	80000.00
CON TX	264.00
PRFEE	0.50
WDEED	6.00
TOTAL	270.50
CHECK	270.50

11/03/88 01 08:09 0001 3895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82204

IDENTIFICATION REFERENCE

Nov 3 8 06 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150507