Box 37
JVT

BOOK 7849 PAGE 578

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Willis E. Mayne and Sallie Mayne 6936 River Ridge Drive Nashville, TN 37221	Map 141-15-C Parcel 23C0	Willis E. Mayne and Sallie Mayne 6936 River Ridge Drive Nashville, TN 37221

This instrument prepared by: Boult, Cummings, Conners & Berry (RPT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and in consideration of Grantee's assumption of that certain indebtedness due Board of Higher Education and Ministry of the United Methodist Church in the original principal amount of Fifty Thousand and No/100 Dollars ($50,000.00), evidenced by a Deed of Trust from Grantor to Robert P. Thomas, Trustee, of record in Book 5906, page 166, as amended in Book 6007, page 912, Register's Office for Davidson County, Tennessee, payable as specified therein and in an Assignment, Assumption and Amendment of Promissory Note and Deed of Trust being executed simultaneously herewith, **JULIUS S. SCOTT, JR.**, and wife, **IANTHIA L. SCOTT** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WILLIS E. MAYNE**, and wife, **SALLIE MAYNE** (the "Grantees"), Grantees' heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property") :

> Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Rolling River Estates, Phase V, as of record in Book 5800, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Julius S. Scott, Jr. and wife, Ianthia L. Scott, by deed from Allen Earps Builders,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 1989.

Notary Public
My Commission Expires: May 20, 1992

Inc., of record in Book 5906, page 162, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1989, which have been prorated between the parties and are assumed by the Grantees.

2. Deed of Trust executed by Julius S. Scott, Jr., and wife, Ianthia L. Scott, to Robert P. Thomas, Trustee, dated July 1, 1982, and recorded in Book 5906, page 166, as amended in Book 6007, page 912, Register's Office for Davidson County, Tennessee, in favor of Board of Higher Education and Ministry of the United Methodist Church, which states that it secures, in part, a debt in the principal sum of Fifty Thousand and No/100 Dollars ($50,000.00) (the "Deed of Trust"), payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. By their acceptance hereof, Grantees agree, from and after the date hereof, to assume and pay the balance owing on the indebtedness secured by the Deed of Trust and to assume Grantors' obligations and perform all of the covenants and agreements contained therein and in the promissory note secured thereby and pursuant to the terms of that certain Assignment, Assumption and Amendment of Promissory Note and Deed of Trust being executed simultaneously herewith.

3. Restrictive Covenants contained in instrument of record in Book 4778, page 950, as amended by instrument of record in Book 4871, page 640, and made applicable to Phases V and VI by instrument of record in Book 5855, page 605, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Book 5800, page 33, said Register's Office, which shows an Owner's Certificate, a 30 foot and 20 foot minimum building setback line from Forest Side Court and River Ridge Drive, respectively, and a 10 foot easement for public utility and drainage purposes along the northeasterly and northwesterly line of said lot.

5. Declaration of Covenants, Conditions and Restrictions, including liens for annual and special assessments, all as set forth and contained in the instrument of record in Book 4892, page 689, and made applicable to Phases V and VI by instrument of record in Book 5855, page 605, Register's Office for Davidson County, Tennessee.

6. Bylaws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phases V and VI by instrument of record in Book 5855, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 6936 River Ridge Drive, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed this 25th day of May, 1989.

Julius S. Scott, Jr.
JULIUS S. SCOTT, JR.

Ianthia L. Scott
IANTHIA L. SCOTT

STATE OF GEORGIA
COUNTY OF RICHMOND

Personally appeared before me, JAMES M. HINTON, JR., Notary Public in and for the State and County aforesaid, Julius S. Scott, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 25th day of May, 1989.

James M. Hinton, Jr.
Notary Public

My Commission Expires: October 16, 1990

JAMES M. HINTON NOTARY PUBLIC RICHMOND COUNTY

STATE OF GEORGIA

COUNTY OF RICHMOND

Personally appeared before me, JAMES M. HINTON, JR., Notary Public in and for the State and County aforesaid, Ianthia L. Scott, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 25th day of May, 1989.

James M. Hinton, Jr.
Notary Public

JAMES M. HINTON, JR. NOTARY PUBLIC RICHMOND COUNTY, GA

My Commission Expires: October 16, 1990

36060

IDENTIFICATION

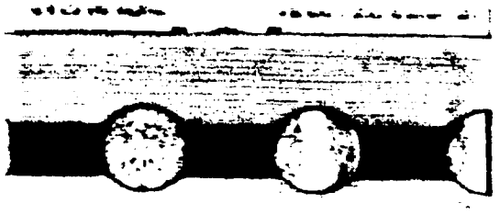
MAY 25 1 10 PM '89

FILED & RECORDED
CLERK SUPERIOR COURT
RICHMOND COUNTY, GA.

PAID 05/25 0101 03CHECK 388.70

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 582

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
114000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TX	376.20
PRFEE	0.50
WDEED	12.00
TOTAL	388.70
CHECK	388.70

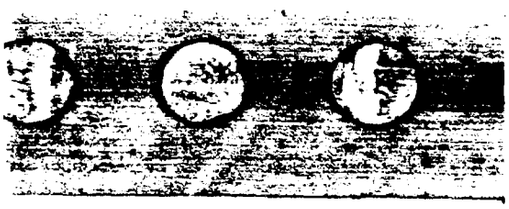
05/25/89 01 13:09 0001 9871

360060

IDENTIFICATION REFERENCE

MAY 25 1 10 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN



No. 213246