WARRANTY DEED

PREPARED BY:

Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 93,561.62.

Affiant

Sworn to and subscribed before me on this the 24th day of June, 1992.

NOTARY PUBLIC
My Commission Expires: Feb. 24, 1996

MORTGAGEE:

NATIONSBANC MORTGAGE
CORP. OF VIRGINIA
201 E. Cary Street
Richmond, VA 23219

Address New Owner:	Send Tax Bills to:	Map-Parcel
121 Southampton Court	mortgagee above	26-7-125
Goodlettsville, TN		GO-20725
37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration, including the assumption of a note and deed of trust to Sovran Mortgage Corporation of record in Book 7804, page 248, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, WE, JOHN T. FYKE, JR. and PAMELA P. FYKE, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto GREGORY F. FORD and CATHY L. PAYNE, as joint tenants with the right of survivorship, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 203 on the plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Pages 988 and 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 203, which is a corner lot, fronts 95.14 feet on the easterly margin of Cambridge Court and fronts 56.45 feet on the northerly margin of Southampton Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 90.00 feet on the easterly line and 66.65 feet on the northerly line to a point of intersection.

Being the same property conveyed to John T. Fyke, Jr. and his wife, Pamela P. Fyke, by deed of record in Book 7804, page 245, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 121 Southampton Court, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this the 29th day of June, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN T. FYKE, JR. PAMELA P. FYKE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOHN T. FYKE, JR. and PAMELA P. FYKE, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 29th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: Feb 29, 1996

24486

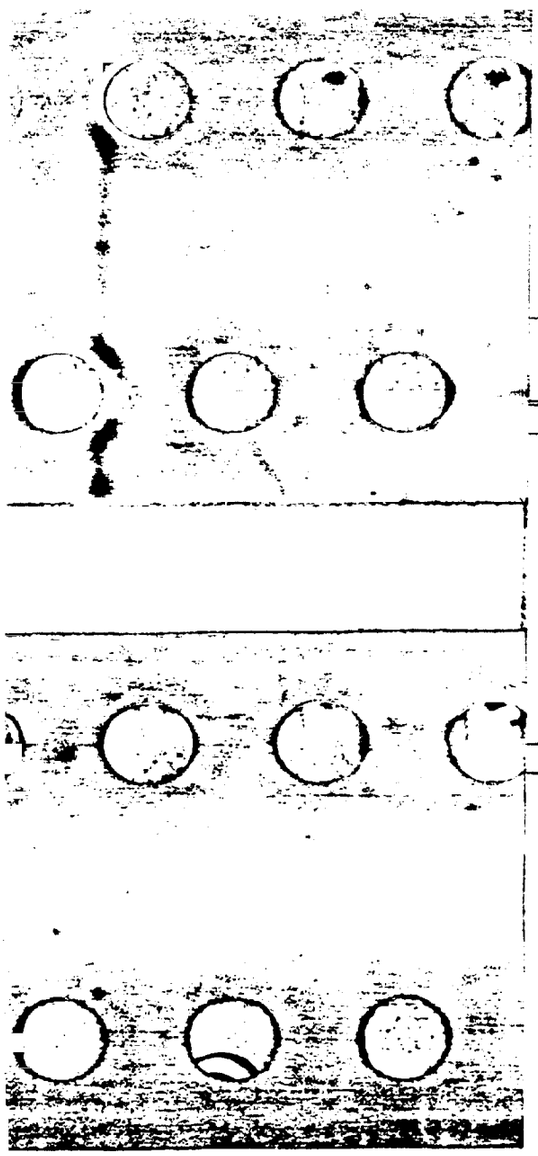
IDENTIF. REFERENCE

JUL 1 3 35 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

PICK-UP

1954 07/01 0101 03CHECK 355.32



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

RECEIVED OF _____

FOR _____

BOOK 8666 PAGE 798

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
				CAMT 93581.62
				CON TX 346.32
				PRFEE 1.00
				WDEED 8.00
				TOTAL 355.32
				CHECK 355.32
			07/01/92 01	15:35 0001 1954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24486

IDENTIF. REFERENCE

JUL 1 3 35 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 546754