Box 1

BOOK 8686 PAGE 782 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,187.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Robert M. Payne (NAME)	Cenlar Federal Savings Bank (NAME)	064-08-0
4501 Woodside Road (STREET ADDRESS OR ROUTE NUMBER)	CN 5232 Carnegie Center (STREET ADDRESS)	58.00
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Princeton, New Jersey 08543 (CITY) (STATE) (ZIP)	04D 50103

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, WE, James T. McLean, Jr. and wife, Jennifer L. McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Payne and wife, M. Elaine Payne

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. 45 on the Plan of Woodside Subdivision, Section 1, of record in Plat Book 5050, Page 75, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James T. McLean, Jr. and wife, Jennifer L. McLean by deed of record in Book 8412, Page 463, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to City Federal Savings Bank of record in Book 7531, Page 68, and assigned to Cenlar Federal Savings Bank said Register's Office with a present unpaid balance of approximately $86,687.32, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is improved (XX) unimproved ( ) property, known as 4501 Woodside Road, Old Hickory, TN 37138
(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 27th day of July, 19 92

James T. McLean, Jr.

Jennifer L. McLean

STATE OF TENNESSEE }
Davidson County
xxxxxx
At Large }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. McLean, Jr. and wife, Jennifer L. McLean

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of July, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James T. McLean, Jr. and wife, ~~Jennifer L. McLean~~

TO

Robert M. Payne and wife, M. ~~Elaine Payne~~

IDENTIF. T REFERENCE

3 11 4 4 5

Jul 29 10 29 AM '92

FELIX A. NIXON III REGISTER
DAVIDSON COUNTY TN.

9949 07/29 0101 03CHECK 357.54

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 94187.32
CON TX 348.54
PRFEE 1.00
WDEED 8.00
TOTAL 357.54
CHECK 357.54

07/29/92 01 10:29 0001 9949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31445

IDENTIF. REFERENCE

JUL 29 10 29 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 554618