BOOK 8747 PAGE 997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,677.73
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September 19 92
Notary Public
MY COMMISSION EXPIRES: 11/27/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. David Hickerson (NAME)	BancBoston Mortgage Corporation (NAME)	GO 20467
107 Heathcote Court (ADDRESS)	P O Box 44090 (ADDRESS)	26-7-68
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	

FOR AND 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, William Al Payne and wife, Rachel D. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. David Hickerson

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. 174 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, page 46, Register's Office for Davidson County, Tennessee.

Said Lot NO. 174 fronts 65.52 feet on the southwesterly margin of Heathcote Court and extends back 73 feet on the northwesterly line and 76.43 feet on the southeasterly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to William Al Payne and wife, Rachel D. Payne, by deed from Randall Phillips Builders, Inc., of record in Book 7284, page 910, Register's Office for Davidson County, Tennessee.

*, a part of which is the assumptio of one certain Deed of Trust dated 6/29/87 and filed for record 7/1/87 in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Book 7284, page 913, and note of even date thereby secured, in the original principal amount of $76,650.00 payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part of the purchase price.
The grantee further hereby assumes the obligations of William Al Payne and wife, Rachel D. Payne, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 107 Heathcote Court, Goodlettsville, Tennessee 37072
(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 28th day of September 19 92

William Al Payne

Rachel D. Payne

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Al Payne and wife, Rachel D. Payne

the bargainor, 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 Madison, Tennessee, this 28th day of September, 19 92.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19__.

My commission expires _____

Notary Public

7332 10/05 0101 03CHECK 303.89

51823

IDENTIFICATION REFERENCE

OCT 5 11 58 AM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

William Al Payne and wife, Rachel D. Payne

TO

S. David Hickerson

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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	79677.75
CON TX	294.89
PRFEE	1.00
WDEED	8.00
TOTAL	303.89
CHECK	303.89

10/05/92 01 11:59 0001 7332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51823

IDENTIFI REFERENCE

Oct 5 11 58 AM '92

...Z. WILSON, II
DAVIDSON COUNTY, TN

No. 576870