XXXI-17 JRR/aw 10/16/92

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 8766 PAGE 813

Address New Owner(s) as follows: FRANCIS J. PAYNE et ux,

Name and Address of the person or entity responsible for payment of real property taxes:

Map and Parcel No. Field Book No. 13D-40120, Map No. 46-0, Parcel No. 51.

For and in consideration of the sum of FIFTY THOUSAND ($50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOHNNY HANSEL and wife, SHARON L. HANSEL, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto FRANCIS J. PAYNE and wife, BETTY JEAN PAYNE, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 4587 Bull Run Road, Ashland City TN 37015.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, FRANCIS J. PAYNE and wife, BETTY JEAN PAYNE, their heirs and assigns, forever; and we, JOHNNY HANSEL and wife, SHARON L. HANSEL, 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. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of October 1992.

Johnny Hansel
JOHNNY HANSEL

Sharon L. Hansel
SHARON L. HANSEL

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 JOHNNY HANSEL and wife, SHARON L. HANSEL, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of October 1992.

John R Reynolds
Notary Public

My commission expires 07 July 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $50,000.00.

Betty Jean Payne
Affiant

Subscribed and sworn to before me
this 23rd day of October 1992.

John R. Reynolds
Notary Public

My commission expires: 07 July 1996

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

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BOOK 8766 PAGE 815

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, September 20, 1960, revised December 6, 1960, and December 15, 1960 as follows, to wit:

BEGINNING in the center of Bull Run Road north 57° 15' east 274 feet from the northeast corner of the property conveyed to Blanche Anderson and husband, by deed from Harlan Construction Company, Inc., of record in Book 2704, page 94, Register's Office for said County; thence south 32° 0' east 800 feet, thence south 49° east 452 feet; thence north 27° 55' west 1224 feet to the center of Bull Run Road; thence with the center of same southwesterly 210 feet to the beginning, containing 4.16 acres, more or less.

Being the same property conveyed to JOHNNY HANSEL and wife, SHARON L. HANSEL, by Deed from J. W. Krantz and wife, Marion K. Krantz, of record in Book 6448, page 2, Register's Office for Davidson County, Tennessee.

4367 10/26 0101 03CHECK 19.00

58103

IDENTIFICATION REFERENCE

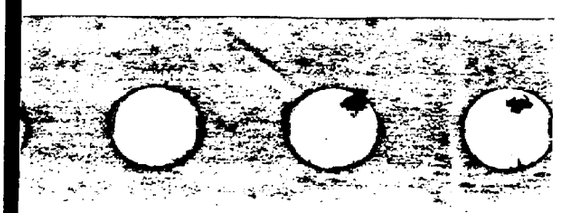
OCT 26 2 55 PM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



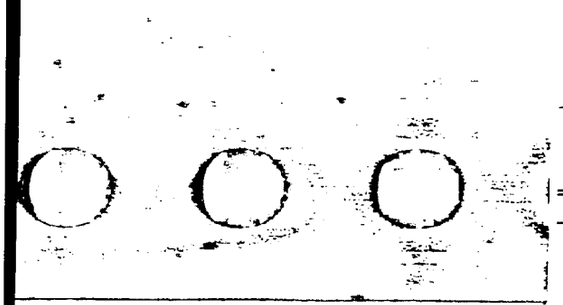
RECEIVED OF _____

FOR _____

BOOK 8766 PAGE 816

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

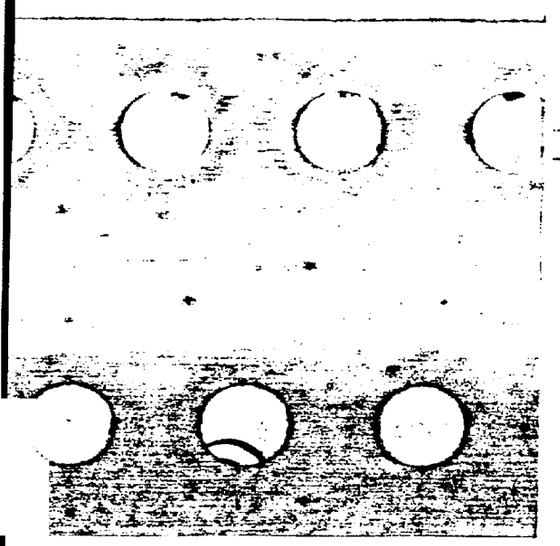
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	12.00
TOTAL	198.00
CHECK	198.00

10/26/92 01 14:53 0001 4367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



583103

IDENTIFICATION REFERENCE

OCT 26 2 55 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 583803