THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00268447
BOX 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| John B. Fergus | Countrywide Funding Corp. | MAP103-12 |
| (NAME) 204 Cherokee Road | (NAME) P. O. Box 7137 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205 | (STREET ADDRESS) Pasadena, CA 91109-7137 | PARCEL62 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- Dollars,

Cash in hand paid by John B. Fergus and wife, Claudette L. Fergus, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Jeanne Durrett Milburn, Daniel D. Payne, David Charles Payne, Michael D. Payne, Nancy Dana Payne and Carol Jeanne Payne Foutch have this day bargained and sold, and do hereby transfer and convey unto the said John B. Fergus and wife, Claudette ~~L. Fergus~~ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 33 of Block "I" on the Plan of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 60 ft. on the easterly side of Cherokee Road, and runs back 135.91 ft. on the northerly line and 136.12 ft. on the southerly line to a dead line measuring 60 ft. thereon.

Being the same property conveyed to Charles Emmett Durrett and wife, Ruth Wilson Durrett, by deed from Annie Ruth Russell, a widow, of record in Book 2271, page 392, Register's Office for Davidson County, Tennessee. The said Charles Emmett Durrett and Ruth Wilson Durrett having since died, he predeceasing her and she having died testate, devising the above-described property to Jeanne Durrett Milburn and Nancy Durrett Payne by Will of record in Will Book 181, page 90, Probate Court of Davidson County, Tennessee. However, as Nancy Durrett Payne did not survive the testator, her portion of the above described property vested in her husband, Daniel D. Payne and children, David Charles Payne, Michael D. Payne, nancy Dana Payne and Carol Jeanne Payne, equally, under paragraph III of said Will of Ruth Wilson Durrett.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~98,000.00~~

Subscribed and sworn to before me this the 18th day of December, 1992

My commission expires 1-17-1994

(Affix Seal)

Notary Public

Improved ( ) Unimproved (X) Property, known as 204 Cherokee Road, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18th day of December, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Jeanne Durrett Milburn by Donald D. Hildebrand, Atty in fact
Jeanne Durrett Milburn

Daniel D. Payne by Donald D. Hildebrand, Attorney in fact
Daniel D. Payne

David Charles Payne by Donald D. Hildebrand, Attorney in fact
David Charles Payne

Michael D. Payne by Donald D. Hildebrand, Attorney in fact
Michael D. Payne

Nancy Dana Payne by Donald D. Hildebrand, Attorney in fact
Nancy Dana Payne

Carol Jeanne Payne Foutch by Donald D. Hildebrand, Attorney in fact
Carol Jeanne Payne Foutch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

_____

_____

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

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

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald D. Hildebrand to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jeanne Durrett Milburn, Daniel D. Payne, David Charles Payne, Michael D. Payne, Nancy Dana Payne, and Carol Jeanne Payne Foutch, and acknowledged that he executed the same as the free act and deed of said Jeanne Durrett Milburn, Daniel D. Payne, David Charles Payne, Michael D. Payne, Nancy Dana Payne, and Carol Jeanne Payne Foutch.

Witness my hand, at Nashville, Tennessee, this 18th day of December, 1992.

Notary Public

My Commission Expires: 1-17-1996

LINDA V. JONES NOTARY PUBLIC AT LARGE TENNESSEE

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4167 12/21 0101 03CHECK 371.60

DAVIDSON COUNTY, TN
DEC 21 3 09 PM '92

IDENTIFICATION REFERENCE

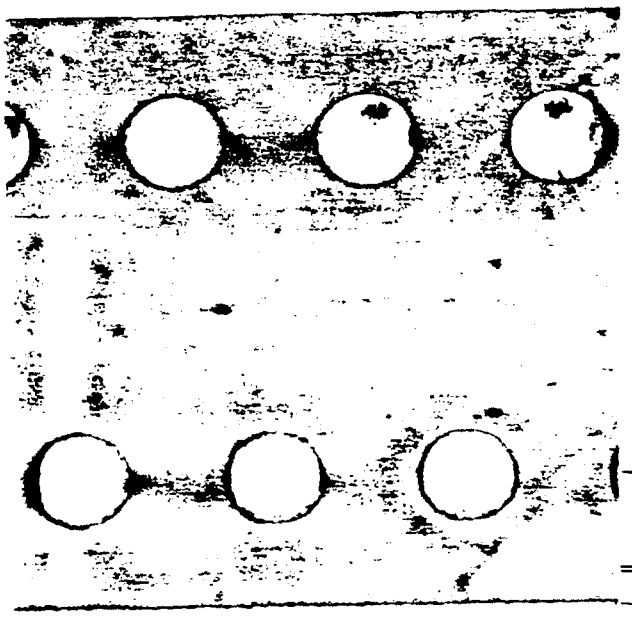
7.5.8.9.2.

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

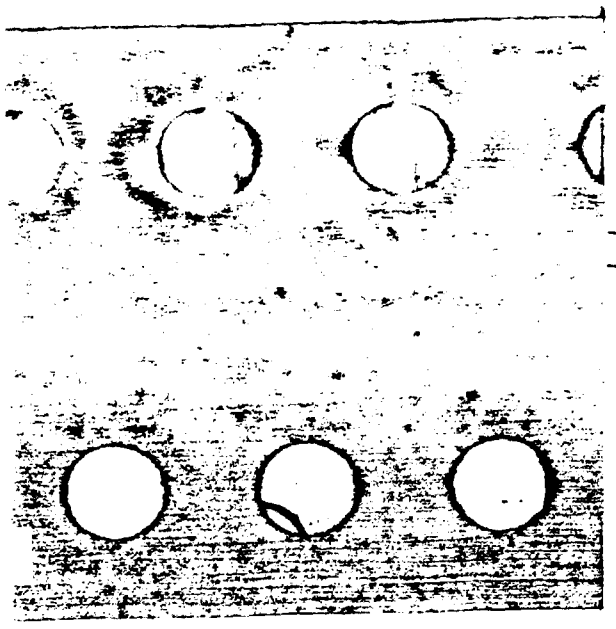
RECEIVED OF _____

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

12/21/92 01 15:06 0001 4167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5892

IDENTIFICATION REFERENCE

DEC 21 3 09 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603324