FILE BOX 45

BOOK 8845 PAGE 263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,291.53

John Edward Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF Janaary 1993

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 25 Century Blvd., Suite 202, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Dowell (NAME)	Source One Mortgage Services (NAME)	MAP 76-5
4917 Shadowlawn Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 43
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Ronny L. Payne and wife, Elaine M. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Edward Dowell, Unmarried

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:

BEING Lot No. 40, on the plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ronny L. Payne and wife, Elaine M. Payne by deed from Allen D. Morgan and wife, Brenda R. Morgan, of record in Book 7096, Page 435, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4938, Page 337, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ronny L. Payne and wife, Elaine M. Payne, to Roger K. Yates, Trustee, for Homeland Mortgage Corporation, dated December 31, 1986, and filed for record in Book 7096, Page 438, Register's Office for said County, with an unpaid principal amount of approximately $ 57,291.53, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

The grantee further hereby assumes the obligation of Ronny L. Payne and wife, Elaine M. Payne under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs 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 4917 Shadowlawn Drive, Hermitage, TN 37076
(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 18th day of January 19 93

Ronny L. Payne

Elaine M. Payne

3357 01 03CHECK 241.71

REGISTER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronny L. Payne and wife, Elaine M. Payne

the bargainor s, 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 Nashville, Tennessee, this 18th day of January, 1993.

Commission expires March 25, 1995

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 _____

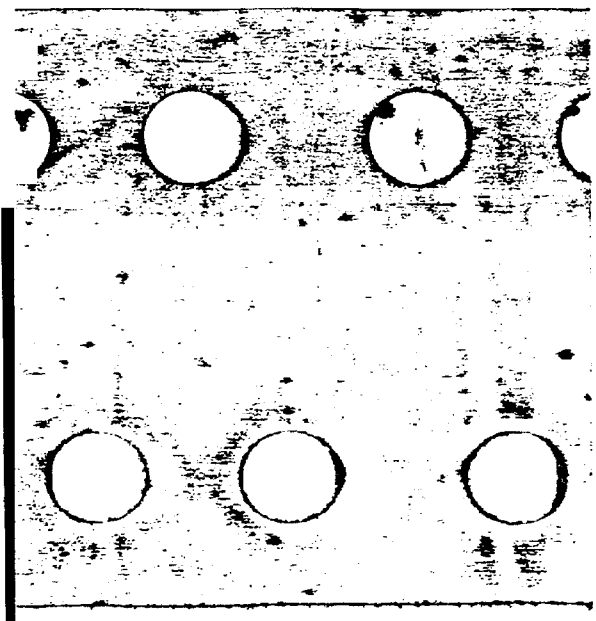
Notary Public

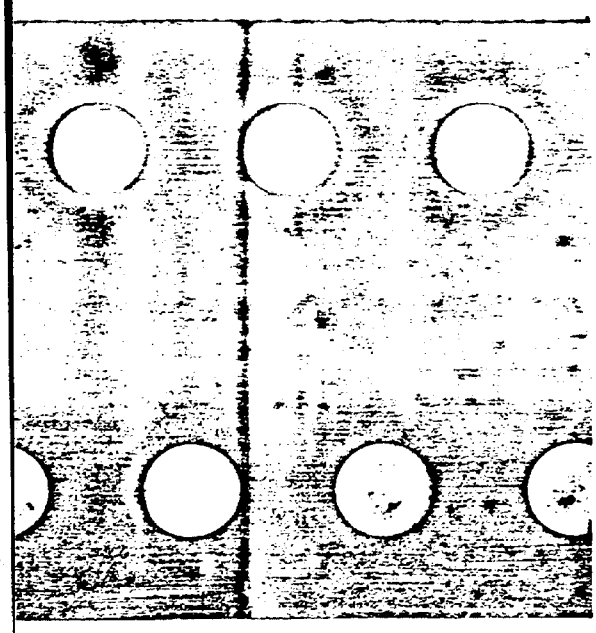
8.4 8: 6: 1.

IDENTIFICATION REFERENCE:

JAN 21 9 35 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 68291.53
CON TX 252.71
PRFEE 1.00
WDEED 8.00
TOTAL 261.71
CHECK 261.71

01/21/93 01 09:34 0001 8357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 6: 1

IDENTIFI REFERENCE

JAN 21 9 35 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613094