File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8992 PAGE 868

ADDRESS NEW OWNER:
Gary Payne and Barbara Smith Payne
1724 Heritage Glen Drive
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

MAP AND PARCEL:
MAP 42-8A
PARCEL 18
11D-94770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tri-County Builders, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary Payne and wife, Barbara Smith Payne, as tenants by the entirety, 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. 18 on the Plan of Heritage Glen P.U.D., of record in Book 6900, Page 981, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Tri County Builders, Inc. RCM Development, Inc., by deed from RCM Development, Inc. of record in Book 8224, Page 299, Register's Office for Davidson County, Tennessee.

Tri County Builders, Inc. and Tri-County Builders, Inc. is one in the same.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7939, Page 978; amended in Book 8111, Page 86; Articles of Incorporation of record in Book 7939, Page 985; By-Laws of record in Book 7939, Page 990; and Charter of record in Book 8108, Page 508; and Quitclaim Deed conveying the Common Area in Book 8151, Page 629, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement, public drainage easement, N.E.S. anchor easement and minimum building setback line of record in Book 6900, Page 981, said Register's Office.

This is improved property known as 1724 Heritage Glen Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary Payne and wife, Barbara Smith Payne, their heirs and assigns, forever; and we, Tri-County Builders, Inc. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of June, 1993.

Tri-County Builders, Inc.

Carson W. Beck, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carson W. Beck as Vice-President of Tri-County Builders, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Vice-President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of June, 1993.

1831 06/24/0101 03CHECK 323.13

NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 84,900.00.

AFFIANT

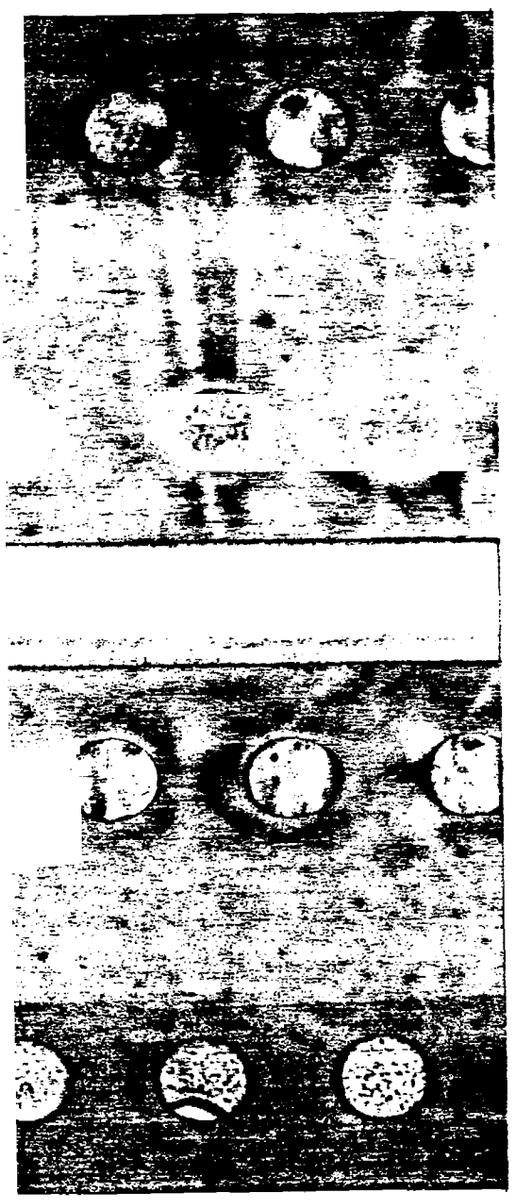
Subscribed and sworn to before me this 22nd day of June, 1993.

NOTARY PUBLIC
My Commission Expires: 3-26-94

IDENTIF. ↑ REFERENCE

93 JUN 24 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 8992 PAGE 870

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	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
TOTAL	323.13
CHECK	323.13

06/24/93 01 15:23 0001 1031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34239
IDENTIF. ↑ REFERENCE

93 JUN 24 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667051