THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***75,000.00.

Robin R. Maxwell
Affiant

Subscribed and sworn to before me this 30th day of September, 1993.

Notary Public

My Commission Expires: 7-23-94

69948

93 OCT -4 AM 8:11

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
THOMAS K. MAXWELL and wife, ROBIN R. MAXWELL 4885 Big Horn Drive Old Hickory, TN 37138	FIRST TENNESSEE BANK P.O. Box 351 Memphis, TN 38101	MAP 65-9 PARCEL 21

7368 10/04 0101 03CHECK 286.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 ($***75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **EDWARD LEE PAYNE, JR., married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **THOMAS K. MAXWELL and wife, ROBIN R. MAXWELL,** 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. 51 on the Plan of Sherwood Forest Subdivision, Section 2, of record in Book 4300, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete descripton.

BEING the same property conveyed to Edward Lee Payne, Jr., by deed from Cecil L. Russell and wife, Doris M. Russell, of record in Book 4671, page 939, Register's Office for Davidson County, Tennesse.

EUNICE C. PAYNE, spouse of Edward Lee Payne, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 4885 Big Horn Drive, Old Hickory, Tennessee 37138.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Sherwood Forest Subdivision, of

record in Book 4300, page 125, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of September, 1993.

Edward Lee Payne, Jr.
EDWARD LEE PAYNE, JR.

Eunice C. Payne
EUNICE C. PAYNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

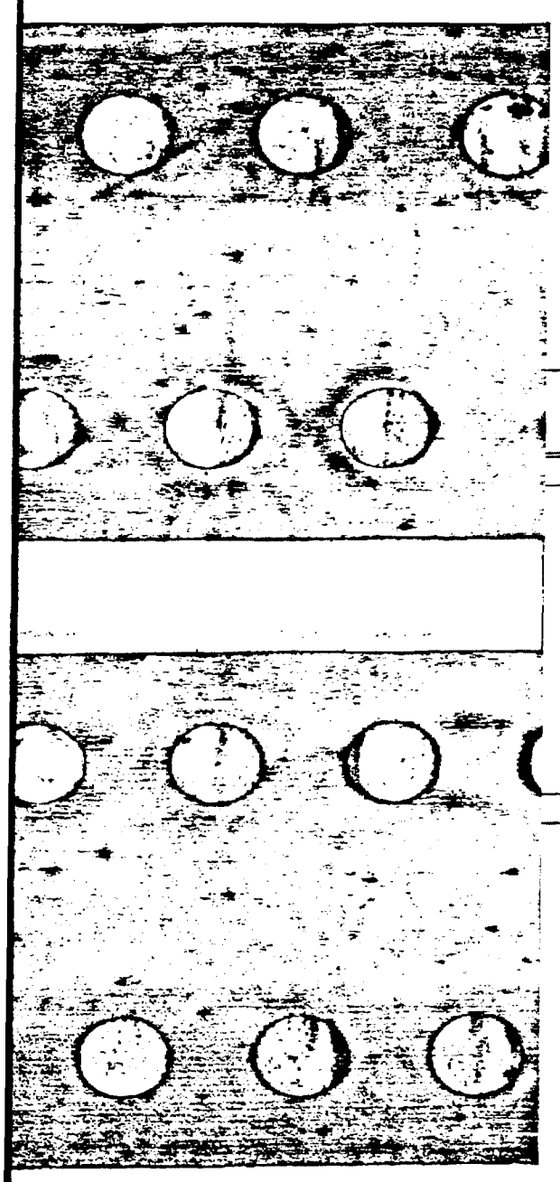
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD LEE PAYNE, JR. and EUNICE C. PAYNE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 1993.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9102 PAGE 640

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

10/04/93 01 11:14 0001 7368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69918

IDENTIFICATION REFERENCE

93 OCT -4 AM 11:11

REGISTER

DAVIDSON COUNTY, TENN.

No. 705278