BOOK 9225 PAGE 235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

William Hal Farnsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, Attorneys at Law, P. O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hal Farnsworth (NAME)	CTX Mortgage Company (NAME)	160-4 118
474 Brentview Hills Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Theodore J. Payne and wife, Debora Gale Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Hal Farnsworth and wife, Mary E. Farnsworth

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:

Land in Davidson County, being Lot No. 16 on the Plan of Brentview Hills, of record in Book 3300, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore J. Payne, a single person by deed from Jean B. Priest, a widow, of record in Book 7576, Page 980, Register's Office for Davidson County, Tennessee.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 3345, Page 205; Easement in Book 6910, Page 599; and all matters shown on the Plan of Record.

09274
IDENTIF. ↑ REFERENCE

94 JAN 20 PM 12:38
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 474 Brentview Hills Drive, Nashville, TN 37220
(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 my hand this 14th day of January 19 94

Theodore J. Payne

Debora Gale Payne

1443 01/20/94 01:07:07 PM CHECK
508.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore J. Payne and wife, Debora Gale Payne

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of January, 1994.

Commission expires January 27, 1996

Notary Public

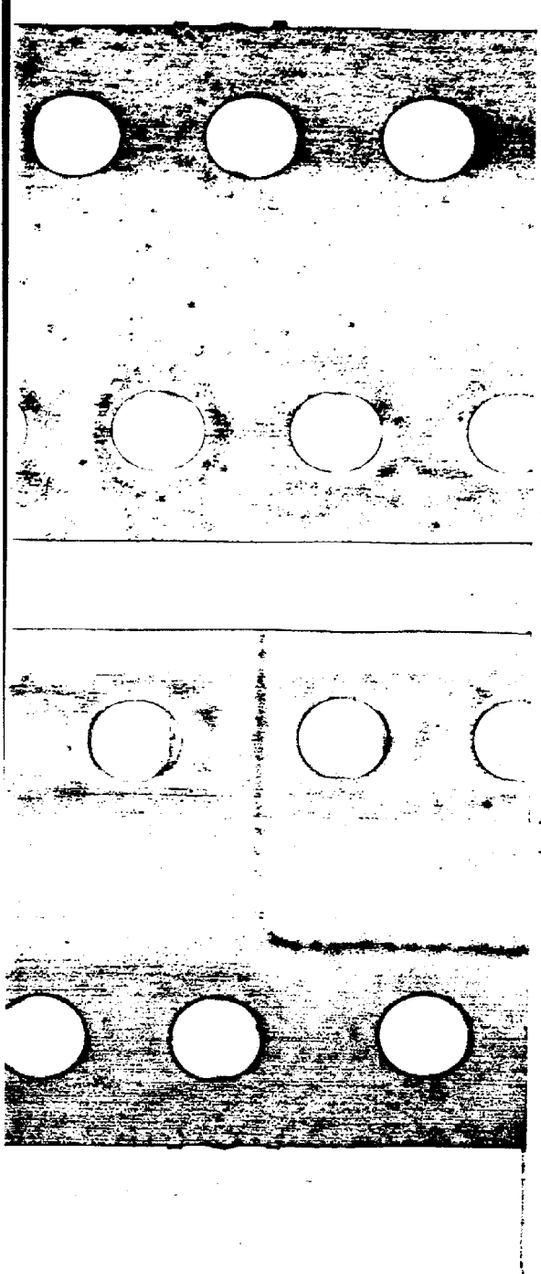
STATE OF TENNESSEE
COUNTY OF

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



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	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
TOTAL	508.50
CHECK	508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6001 1443

09274
IDENTIF. ↑ REFERENCE

94 JAN 20 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747408