Box 508
56

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9332 PAGE 31

ADDRESS NEW OWNER:
David Leon Hopper Payne Jr. and Debra Elaine Payne
4500 Xavier Dr.
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 148-08
GROUP
PARCEL 119

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

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, Gary G. Kellogg and wife, Lynn F. Kellogg, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Leon Hopper Payne Jr. and wife, Debra Elaine Payne, 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, Tennessee, being Lot No. 95 on the Plan of Section Two, Oakwood Terrace, of record in Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 95 fronts 71.24 feet on the easterly margin of Xavier Drive and extends back 136.15 feet on the northerly line and 138.0 feet on the southerly line to a dead line in the rear, measuring 75.1 feet thereon.
>
> Being the same property conveyed to Gary G. Kellogg and wife, Lynn F. Kellogg by deed from Kenneth Whited of record in Book 6562, page 621, Register's Office for Davidson County, Tennessee.
>
> The said Lynn F. Kellogg and Lynne F. Kellogg are one and the same person.

This is improved property known as 4500 Xavier Dr., Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 4650, page 995, said Register's Office.
3. Plan of record in Book 4460, pages 118 and 119, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Leon Hopper Payne Jr. and wife, Debra Elaine Payne,

their heirs and assigns, forever; and we, Gary G. Kellogg and wife, Lynn F. Kellogg, 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 2nd day of May, 1994.

Gary G. Kellogg

Lynn F. Kellogg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary G. Kellogg and wife, Lynn F. Kellogg, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of May, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 27, 1996

1341 05/03 0101 03CHECK 194.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

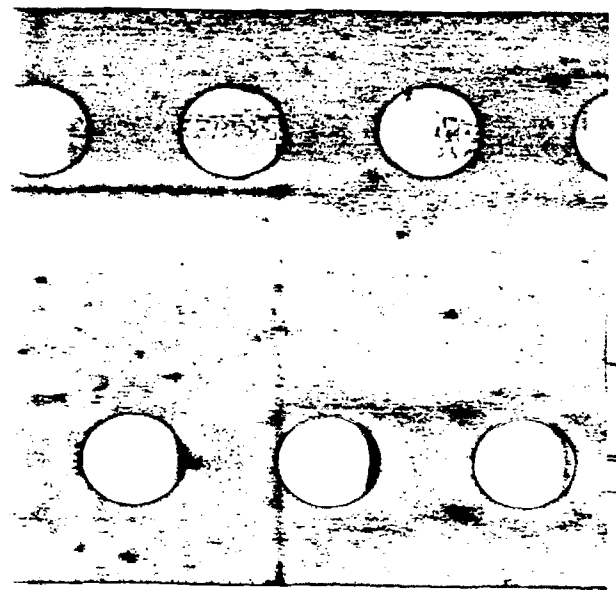
Subscribed and sworn to before me this 2nd day of May, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO.

NOTARY PUBLIC
My Commission Expires: Nov. 27, 1996

45724
IDENTIF. & REFERENCE

94 MAY -3 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

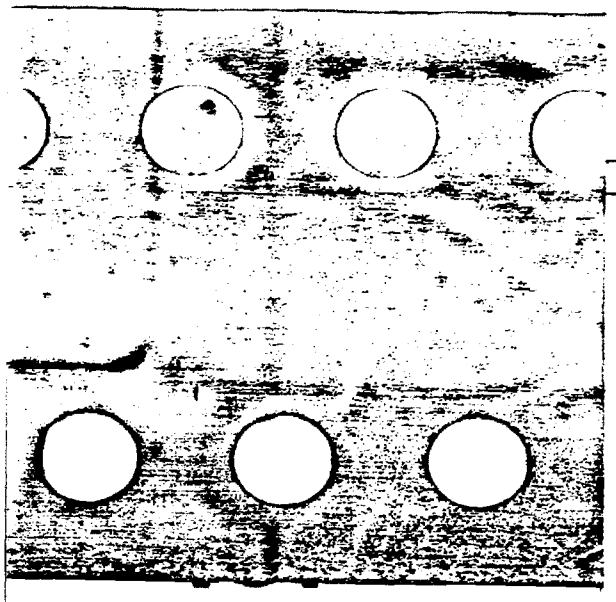
RECEIVED OF _____

FOR _____

BOOK 9332 PAGE 33

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

05/03/94 01 12:05 0001 1341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45724
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786430