STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,505.50.

Frederick Victor Payne
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 1994.

Dianne M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Frederick V. Payne 941 Oneida Avenue Nashville, Tennessee 37207	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	72-9-54

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by Michael P. Burnett, Sr., a single person in favor of Secretary of Veterans Affairs in the original principal amount of $31,560.00, of record in Book 9105, page 535, Register's Office, Davidson County, Tennessee, which the Grantee herein agrees to assume in full and hold Grantor harmless from same,

I, **MICHAEL P. BURNETT, SR., a single man**, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **FREDERICK V. PAYNE, a single man**, (the "Grantee"), his, heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 111 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Officefor Davidson County, Tennessee.

Said part of Lot No. 111 fronts 64 feet on the northerly side of Oneida Avenue and runs back between lines 136.7 feet on the westerly line and 156 feet on the easterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Michael P. Burnett, Sr., a single person, by deed from Secretary of Veterans Affairs, of record in Book 9105, page 532, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 941 Oneida Avenue, Nashville, Tn 37207

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS HEREBY AFFORDED.

RECORDED AT THE REQUEST OF
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 24th day of August, 1994.

Michael P. Burnett, Sr.
MICHAEL P. BURNETT, SR.,
Grantor

Frederick Victor Payne
FREDERICK V. PAYNE, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Michael P. Burnett, Sr., a single man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24th day of August, 1994.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Frederick V. Payne, a single man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24th day of August, 1994.

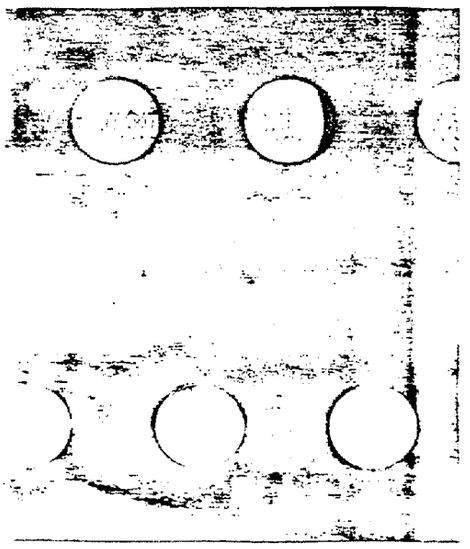
Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

84964
IDENTIF. & REFERENCE

94 AUG 26 AM 8:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2029 08/26 0101 03CHECK 125.57



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

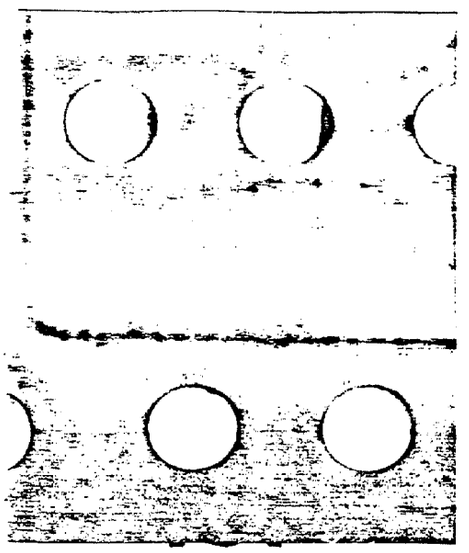
RECEIVED OF _____

FOR _____

BOOK 9446 PAGE 342

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



DAMT	31505.50
CON TX	116.57
PRFEE	1.00
MDEED	8.00
TOTAL	125.57
CHECK	125.57

08/26/94 01 08:54 0001 2029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84964
IDENTIF. & REFERENCE

94 AUG 26 AM 8:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828437