BOOK 9776PG253

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36821
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles R. Payne, III Brenda L. Meier 8363 Merrymount Drive Nashville, TN 37221	Norwest Mortgage, Inc. P.O. Box 5137 Des Moines, IA 50306-5137

TAX MAP-PARCEL NUMBERS: 127-125 09D 62633

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack Wyatt Hoag and spouse, Gesche M. Hoag,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Payne, III and Brenda L. Meier,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of John Cunningham Estates, Section 3, of record in Book 4860, page 69, said Register's Office.

SAID Lot No. 4 fronts 150.00 feet on the easterly margin of Merrymount Drive and extends back 399.65 feet on the northerly line and 358.35 feet on the southerly line to a dead line in the rear, measuring 193.92 feet thereon.

BEING the same property conveyed to Jack Wyatt Hoag and wife, Gesche M. Hoag, by deed from George E. Page, Jr., and wife, Annette Parker Page, of record in Book 9095, page 857, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4215, Page 4, Book 5094, Page 1, said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Republic Mortgage Corporation, of record in Book 9096, page 860, and assigned to Norwest Mortgage, Inc., by assignment of record in Book 9749, page 88, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 8363 Merrymount Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1995.

Jack Wyatt Hoag

Gesche M. Hoag

State of Tennessee
County of Davidson

On this 28th day of August, 1995, before me the undersigned authority, personally appeared **Jack Wyatt Hoag** and **Gesche M. Hoag**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 8/10/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 161266.79

Affiant

Sworn and subscribed before me on the 28th day of August, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

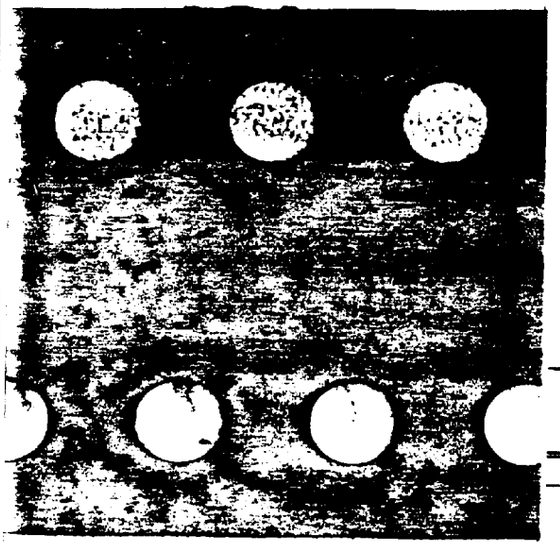
Notary Public

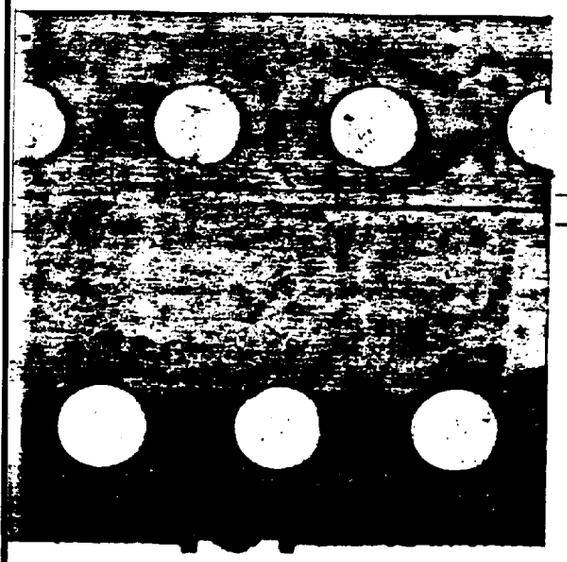
0094223

IDENTIF. ↑ REFERENCE

95 AUG 29 AM 10:

4629 08/29 0101 03CHECK 605.81





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9776 PG 291

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	
				161266.79
			CON TX	596.81
			PRFEE	1.00
			WDEED	8.00
			TOTAL	605.81
			CHECK	605.81
08/29/95	01		10:17 0001	7629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094223
IDENTIF. # REFERENCE

95 AUG 29 AM 10 17

REGISTER
DAVIDSON CO. TENN.

No. 946558