FILE BOX 45

WARRANTY DEED

BOOK 9877 PG 63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

MY COMMISSION EXPIRES 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Hale (NAME)	First American National Bank (NAME)	MAP 92-13
284 38th Avenue North (ADDRESS)	First American Center (ADDRESS)	PARCEL 260
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	11W81364

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, Michael Payne and wife, Tanya D. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Hale, unmarried

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 a part of the 28.26 acre tract shown on the Map of Charlotte Park Company's 2nd Addition, Extended, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of 38th Avenue North, said point being the northwesterly corner of Lot 77 of the Valley View Subdivision, Section 2, of record in Book 2330, page 103, Register's Office for Davidson County, Tennessee; thence North along said 38th Avenue North, 62.8 feet to the beginning of a curve; thence around said curve in a northeasterly direction 28.4 feet to a point in the southerly margin of an abandoned street; thence along said abandoned street, 108.8 feet to a point in the westerly margin of an alley; thence along said alley, South 98.8 feet to a point in the northerly margin of Lot 77; thence southwesterly, 124 feet to the point of beginning.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Michael Payne and wife, Tanya D. Payne by deed from James A. Deal, of record in Book 7243, Page 360, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 284 38th Avenue North, Nashville, TN 37209
(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 our hand s this 30th day of November, 19 95

Michael Payne

Michael Payne

Tanya D. Payne

Tanya D. Payne

BOOK 9877 PG 64

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 Michael Payne and wife, Tanya D. Payne

the bargainor S 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 at Nashville, Tennessee, this 30th day of November, 19 95

Commission expires 5-24-97

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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_____.

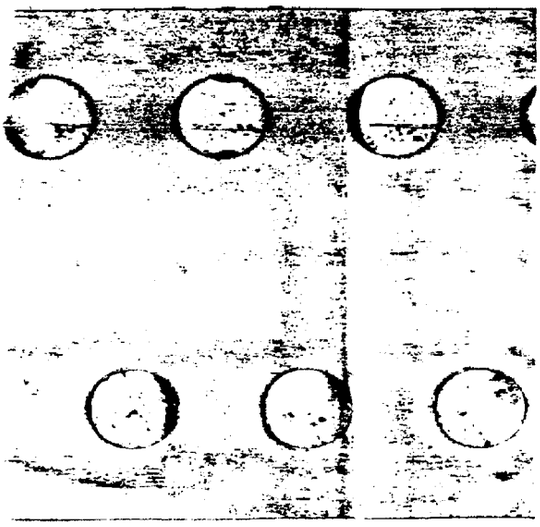
My commission expires _____

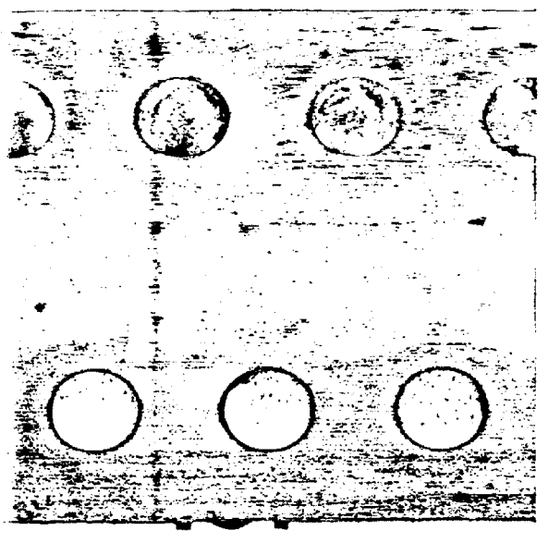
Notary Public

0128495
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4373 12/04 0101 03CHECK 227.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9877 PG 65

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

DAMT	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

12/04/95 01 13:48 0001 4378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128495
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982876