0157072 Book 36 PG

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 MAR -5 PM 3:53

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9969 PG 462

WARRANTY DEED

Name and Address of New Owner:
Barbara Keith Payne and Richard J. Payne
209 Westchase Drive
Nashville, Tennessee 37205

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, Georgia 30348

Street Address of Subject Property:
209 Westchase Drive
Nashville, Tennessee 37205

Map-Parcel No:
Map 116-03-F
Parcel 007

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRED EDWIN BEEMON, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BARBARA KEITH PAYNE AND HUSBAND, RICHARD J. PAYNE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 209 on the Plan of Westchase Condominiums, Section I, of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred Edwin Beemon by deed from Mary Stamps Gambill (fka Mary A. Stamps) of record in Book 9101, page 950, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee; and

3. Master Deed and By-laws of record in Book 6097, page 266, as amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 1st day of March, 1996.

Fred Edwin Beemon

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 1st day of March, 1996, before me personally appeare Fred Edwin Beemin, an unmarried person, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 5/26/97

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

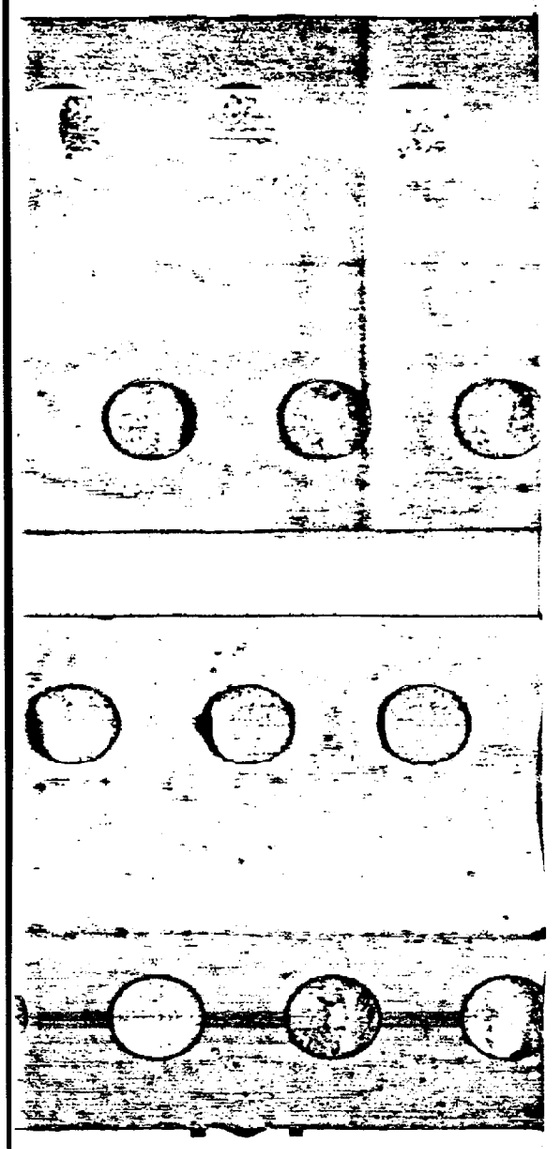
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1996.

NOTARY PUBLIC

My commission expires: 7/26/97

5124 03/05 0101 03CHECK 457.00



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

RECEIVED OF _____ BOOK 9969 PG 465

FOR _____

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	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
TOTAL	457.00
CHECK	457.00

03/05/96 01 15:56 0001 5124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157072
IDENTIF. # REFERENCE

96 MAR -5 PM 3:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013240