THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue Suite 410
Nashville, Tennessee 37203

BOOK 10001 PG 510

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Tracy S. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Powers (NAME)	Southeastern Mortgage of (NAME)	MAP 172-12-A
945 Fairview Trail (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PAR 69CO
Nasshville, Tn 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5104 (CITY) (STATE) (ZIP)	

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, Gregg A. Payne and wife, Tracy S. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher S. Powers, an unmarried person

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. 311 on the plan of Section Two, Bradford Hills, as of record in Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Gregg A. Payne and wife, Tracy S. Payne by deed of record in Book 9169, page 722, said Register's Office.

This conveyance is subject to the Restrictions of Record in Book 8069, page 170 and Book 8074, page 299, and the By-Laws of record in book 8071, page 531, the Charter of record in Book 8071, page 520, the plan of record in Book 7900, page 117, and all other matters of record, zoning and codes regulations.

0166890
IDENTIF. & REFERENCE
96 APR -3 AM 8:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5681 04/03 0101 03CHECK 464.10

unimproved ( )
This is improved (X) property, known as 945 Fairview Trail, Nasshville, Tn 37211
(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 29th day of March 19 96

Gregg A. Payne by Tracy S. Payne attorney in fact
Gregg A. Payne

Tracy S. Payne
Tracy S. Payne

STATE OF TENNESSEE
Davidson County

BOOK 10001 PG 511

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy S. Payne

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March 19 96

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

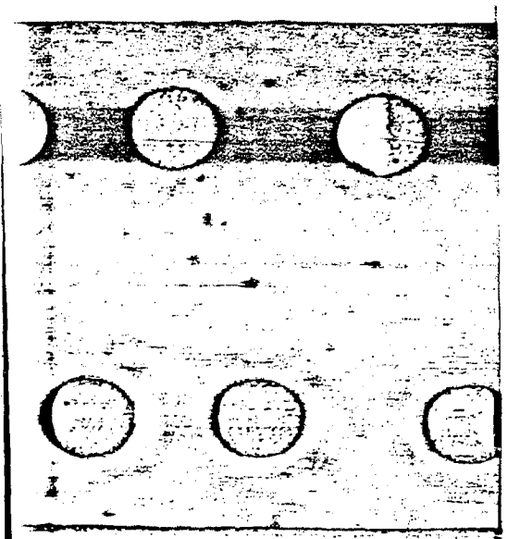
STATE OF TENNESSEE
Davidson County

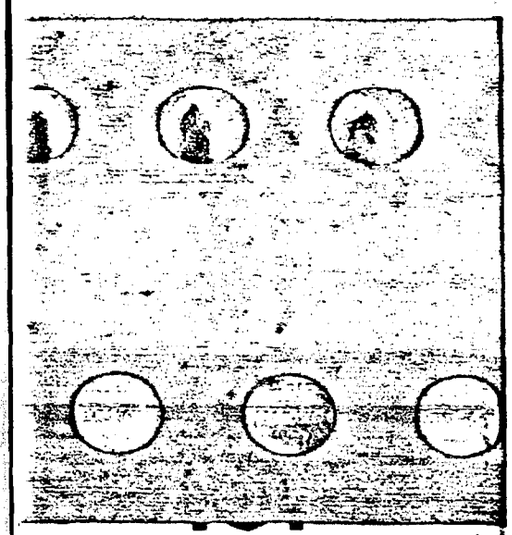
On this 29th day of March, 19 96, personally appeared before me, Tracy S. Payne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Gregg A. Payne and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of march, 19 96

Notary Public

My commission expires: 5-5-99





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

RECEIVED OF _____

FOR _____

BOOK 10001 PG 512

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 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464.10
CHECK 464.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/02/96 01 09:21 0001 5681

0166890
IDENTIF. & REFERENCE

96 APR -3 AM 8:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023678