THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $40,000.00 Robert E. Payne **AFFIANT** Subscribed and sworn to before me, this 31st day of May, 1996. Notary Public My Commission Expires: 8/27/99

Address New Owners As Follows: Robert Payne, P.O.Box 158388, Nashville, TN 37215

Send Tax Bills To: First Federal Bank, FSB, d/b/a The Bank of Green Hills, 4205 Hillsboro Road, Suite 101, Nashville, TN 37215

Map-Parcel Number: 117-15A-98

157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVELYN Y. HITE AND HUSBAND DURAND B. HITE, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT E. PAYNE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98, being also Unit No. C-206 in a Horizontal Property Regime which is located on the plat of the Green Hill Terrace, of record in Book 5200, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn Y. Hite by deed from Charles William Stratton, IV, of record in Book 6630, page 714, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200 page 64, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of Green Hills Terrace Condominium, of record in Book 5304, page 702, as amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for said County.

This is improved property known as 1900 Richard Jones Road, Unit C-206, Nashville, Tennessee 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 hands this 31st day of May, 1996.

Evelyn Y. Hite
Evelyn Y. Hite

Durand B. Hite Jr.
Durand B. Hite, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN Y. HITE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1996.

Notary Public

My Commission Expires: 4/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DURAND B. HITE, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1996.

Notary Public

My Commission Expires: 4/27/96

0190288
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0052101.01

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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 68

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 40000.00
CON TX 148.00
PRFEE 1.00
MDEED 8.00
TOTAL 157.00
CHECK 157.00

06/07/96 01 10:44 0001 0810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190288
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048662