Box 1

BOOK 10112 685

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 96
Notary Public
MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah M. Patrick	GMAC Mortgage Corporation of P.A.	86-14-A
(NAME)	(NAME)	
100 Thistle Lane	8360 Old York Road	100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Akins Park, PA 19117-1590	4D-08681
(CITY) (STATE) (ZIP)	(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, Sheila A. Payne F/K/A Sheila A. Brush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah M. Patrick, 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Plat Book 5200, Page 507, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sheila A. Brush by deed of record in Book 5171, Page 676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sheila A. Bush Payne by Donald R. Payne as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10112, Page 1084, in the Register's Office for Davidson County, Tennessee.

Sheila A. Bush Payne and Sheila A. Payne and Sheila A. Brush being one and the same person.

0200709

IDENTIFICATION REFERENCE

96 JUL -5 PM 2:11

REGISTER

unimproved ( )
This is improved (XX) property, known as 100 Thistle Lane, Hermitage, TN 37076
(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 my hand this 3rd day of July 1996
Sheila A. Payne Sheila A. Payne
By: Donald R. Payne atty in fact
Donald R. Payne, Attorney-in-fact

DCTN01WC

BK/VOL 10112 PG 686

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 Sheila A. Payne F/K/A Sheila A. Brush

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 3rd day of July 19 96.

Commission expires October 9, 1999

Notary Public

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

State of Tennessee
County of Davidson

On this July 3, 1996 before me personally appeared Donald R. Payne, the person who executed the foregoing instrument on behalf of Sheila A. ~~Bush~~ Brush Payne, and acknowledged that he executed the same as the free act and deed of the said Sheila A. ~~Bush~~ Brush Payne, through Power of Attorney granted him by the said Sheila A. ~~Bush~~ Brush Payne.

Commission Expires: _____

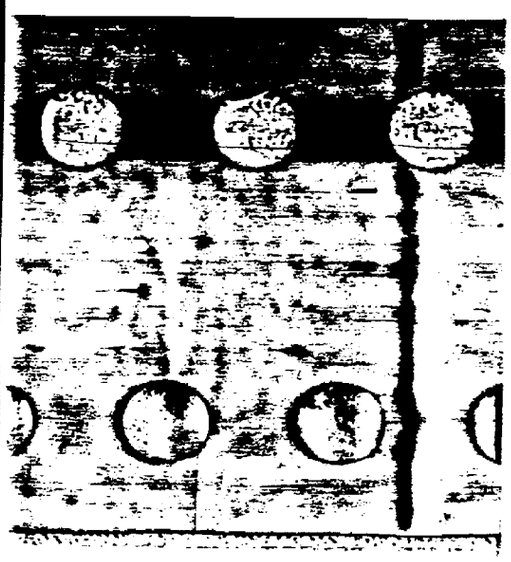
Lori Holloway
Notary Public

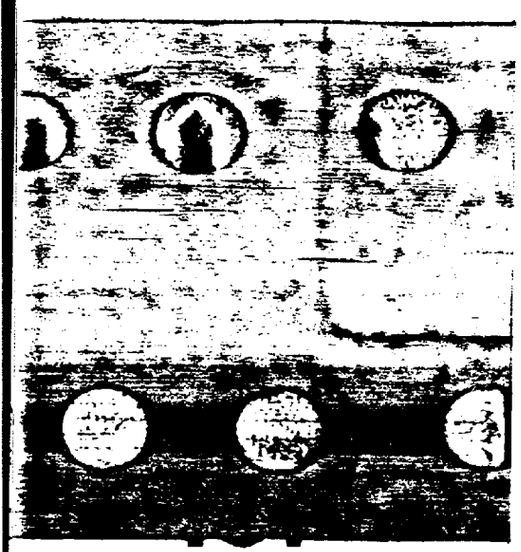
LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

1973 07:55 3.01 33CHECK

251.35

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10112 PG 687

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 65500.00
				CON TX 242.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 251.35
				CHECK 251.35
			07/05/96 01	14:35 0001 2078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200709 IDENTIF. ↑ REFERENCE

96 JUL -5 PM 2:31

FELIX Z. WILSON, II REGISTER DAVIDSON CO. TENN.

No. 1059804