BOOK 10128 PG 592

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Cheryl A. Payne
717 Yoest Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BANKAMERICA MORTGAGE
2810 North Parham Road
Richmond, VA 23294

MAP AND PARCEL:
MAP 162-7
PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Karla R. Deal, unmarried, as to my one-half undivided interest, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Cheryl A. Payne, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 101, on the Plan of Whittemore Valley, Section 5, of record in Plat Book 6250, Page 904, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Karla R. Deal and Cheryl A. Payne, both unmarried, by deed from Frank Batson Homes, Inc. of record in Book 8848, Page 176, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by BANKAMERICA MORTGAGE of record in Book 8848, Page 179, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 717 Yoest Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cheryl A. Payne, unmarried, her heirs and assigns, forever; and I, Karla R. Deal, unmarried, as to my one-half undivided interest, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of July, 1996.

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Karla R. Deal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karla R. Deal, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 4,000.00.

AFFIANT

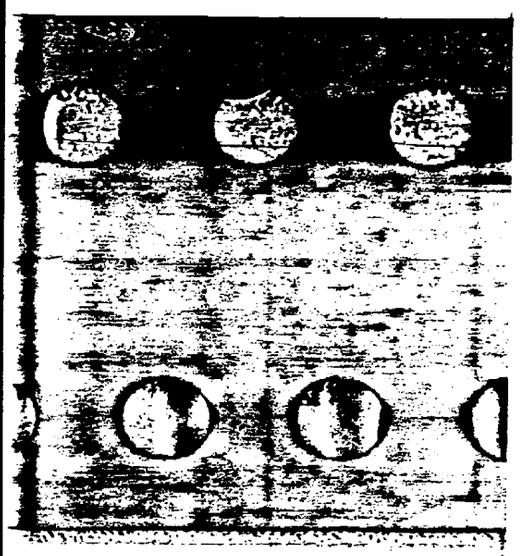
Subscribed and sworn to before me this 22nd day of July, 1996.

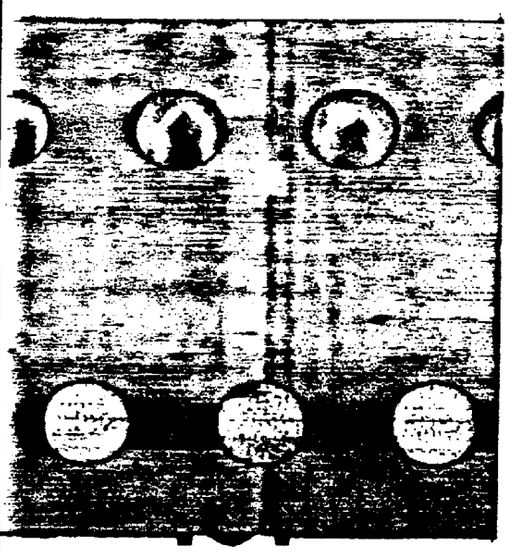
NOTARY PUBLIC
My Commission Expires: 3/22/97

020614.3
IDENTIFICATION REFERENCE

96 JUL 23 AM 8:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8024 07/23 0101 03CHECK 23.30





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

RECEIVED OF _____

FOR _____

BOOK 10128 PG 594

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	4000.00
CON TX	14.80
PRFEE	1.00
WDEED	8.00
TOTAL	23.80
CHECK	23.80

07/23/96 01 09:05 0001 8024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206143
IDENTIF. & REFERENCE

96 JUL 23 AM 8:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065658