This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2780 Highway 31W
White House, TN 37188
(615) 672-7925

BOOK 10183 PG 253

ADDRESS NEW OWNER:
Martin Rainone and Victoria Rainone
606 Rudolph Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Midland Mortgage Co.
PO Box 26648
Oklahoma City, Oklahoma 73126

MAP AND PARCEL:
MAP 83 Gp 6
PARCEL 333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marlene Payant Carver and Tyra K. Payant hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martin Rainone and wife, Victoria Rainone, as tenants by the entirety , 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 the southerly 46 feet of Lot No. 10 on the Map of George Shields East End Subdivision of record in Book 57, Page 112, Register's Office for said county.

SAID part of Lot No. 10 fronts 46 feet on the westerly margin of Rudolph Avenue and extends back between parallel lines 147 1/2 feet to an alley.

Being the same property conveyed to Marlene T. Payant and Tyra K. Payant , by deed from Louis G. Pappas and wife, Mary K. Pappas of record in Book 6760, Page 924, Register's Office for Davidson County, Tennessee.

Marlene Payant Carver and Marlene T. Payant is one in the same person.

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

Marlene Payant Carver executed this instrument on behalf of Tyra K. Payant pursuant to a Power of Attorney which is being placed of record currently herewith.

Grantee(s) hereby assumes and agrees to the unpaid balance on the existing mortgage held by Midland Mortgage Company of record in Book 6760, Page 928, 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 606 Rudolph Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Rainone and wife, Victoria Rainone, their heirs and assigns, forever; and we, Marlene Payant Carver and Tyra K. Payant 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of September, 1996.

BOOK 10183 PG 254

Marlene Payant Carver

Tyra K. Payant

By: Marlene Payant Carver Attorney-in-Fact

BY: Marlene Payant Carver- Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marlene Payant Carver as Attorney-in-Fact for Tyra K. Payant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at , this the 4th day of September, 1996.

Lacunya L. Vaden
NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marlene Payant Carver the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at , this the 4th day of September, 1996.

Lacunya L. Vaden
NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $ 44,221.05.

AFFIANT Martin Ramirez Victoria Ramirez

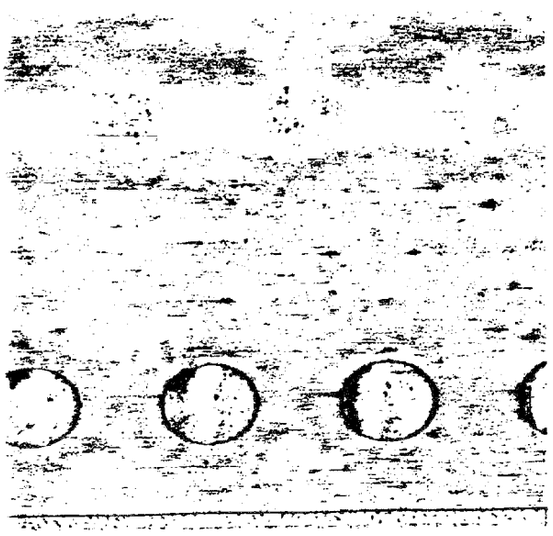
Subscribed and sworn to before me this 4th day of September, 1996.

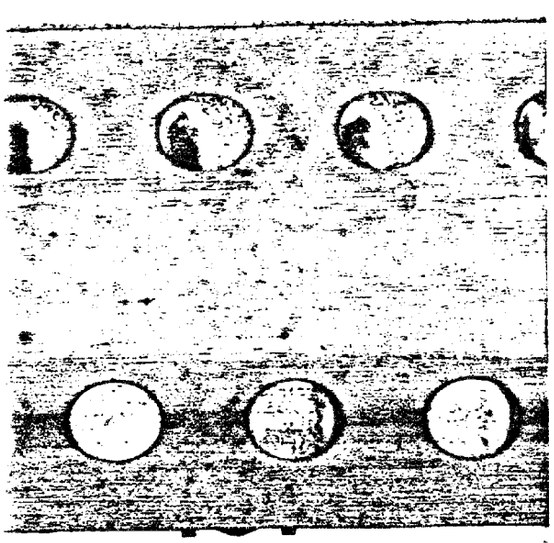
Lacunya L. Vaden
NOTARY PUBLIC
My Commission Expires: My Commission Expires July 25, 1998

0222618
IDENTIFICATION REFERENCE

96 SEP -9 AM 10:43
FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TN.

5664 09/09 0101 03CHECK 172.62





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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 255

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 44221.05
CON TX 163.62
PRFEE 1.00
WDEED 8.00
TOTAL 172.62
CHECK 172.62

09/09/96 01 10:46 0001 5664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222618
IDENTIF. # REFERENCE

96 SEP -9 AM 10:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028153