BOOK 10195 PG 612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES 11-27-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy D. Townsend (NAME)	Franklin American Mortgage (NAME)	MAP 44-15
904 Jones Street (ADDRESS)	214 Overlook Court, #150 (ADDRESS)	PARCEL 192
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	4D-43610

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, Randy L. Payne and wife, Tammy A. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy D. Townsend, unmarried and Jeffie E. Townsend and Linda A. Townsend, husband and wife

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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 230 on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantors by deed which is being placed of record simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy L. Payne and wife, Tammy A. Payne QuitClaim Deed from Randy L. Payne, of record in Book 9832, Page 910, Register's Office for said County.

96 SEP 19 AM 9:00
DAVIDSON COUNTY, TN.

0226807
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 904 Jones Street, Old Hickory, TN 37138
(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 13th day of September 19 96

Randy L. Payne

Tammy A. Payne

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 Randy L. Payne and wife, Tammy A. Payne

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of September 19 96

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

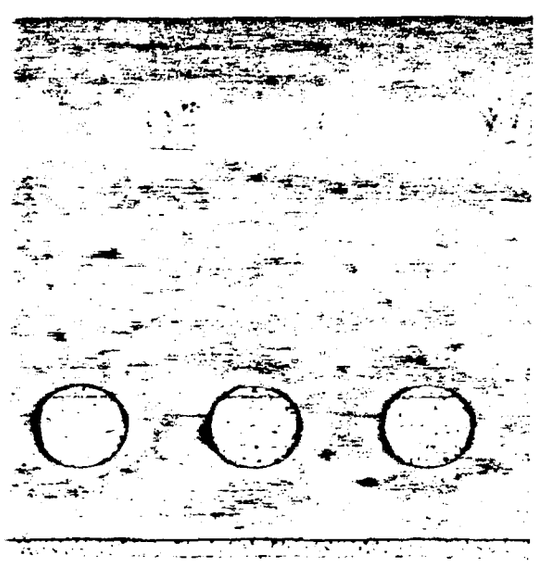
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____.

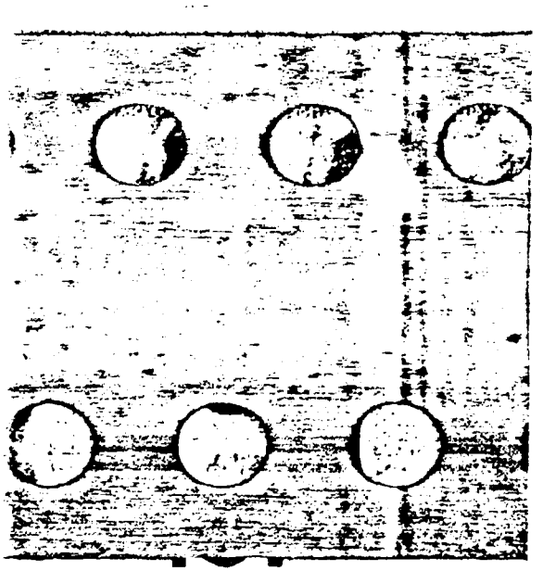
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0140 09/19 0101 03CHECK 286-13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10193 PG 614

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 74900.00
				CON TX 277.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.13
				CHECK 286.13
09/19/96	01			09:03 0001 0140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226807

IDENTIF. # REFERENCE

96 SEP 19 AM 9:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032566