After Recording, Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

BOOK 10196 PG 357

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **JOHN W. PAYNE, a widower** do hereby bargain, sell, release, remise, quitclaim and convey unto **JOHN W. PAYNE, a single person, and RICKIE ANN REESE, a single person,** all my right, title and interest in and to a certain tract or parcel of land in ~~Rutherford~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO.19 on the plan ofRevised, Section Ninety Eight, Edgehill Estates, of record in Book 4860,Page 54, Register's Office for said County.

Said Lot No. 19 fronts 33.00 feet on the westerly margin of 13th Avenue Circle and extends back 109.75 feet on the northerly line and 90.4 feet on the rear ,measuring 99.08 feet thereon.

Being the same property conveyed to John W. Payne and wife Annie Payne, by deed from Metropolitan Devolpment and Housing Agency, dated August 31, 1987, recorded September 9, 1987, of record in Book 7347, page 511, Register's Office for Davidson County, Tennessee. Said Annie Payne died on June 13, 1995, in Davidson County, Tennessee.

This conveyance is made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 19th day of September, 1996.

JOHN W. PAYNE
John Payne

0362 09/19 0101 03CHECK 8.00

0227021
IDENTIF. & REFERENCE

96 SEP 19 AM 11:28
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

BOOK 10196 PG 358

On this 19th day of September, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN W. PAYNE, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be HIS free act and deed.

Notary Public

My Commission Expires: 1-22-97

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $-----0------, which amount is equal to or greater than the amount wh.ch the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of September, 1996.

Notary Public

My Commission Expires 1-22-97

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP 105 GROUP 01 PARCEL 597.00

New Owner
Property Known As: John W. Payne & Rickie Ann Reese
117 13th Avenue Circle
Nashville, TN 37203

Mail Tax Notice To:
same

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED