BOOK 10213 PG 158

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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
Sam C. Payne (NAME)	First Republic Mortgage (NAME)	MAP 64-13A
640 Hardin Shire Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 32
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	FB# 4D 92443

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, Paul Todd Ryan and wife, Deena Kaye Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam C. Payne and wife, Sherry A. Payne

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. 32 on the Plan of The Villages of Southfork, of record in Plan Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Paul Todd Ryan, Unmarried, by deed from Richard L. Johnson, Unmarried, of record in Book 9766, Page 448, Register's Office for Davidson County, Tennessee.

Deena Kaye Ryan joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of her marriage to Paul Todd Ryan.

96 OCT -3 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02322.43

unimproved ( )
This is improved (X) property, known as 640 Hardin Shire Drive, 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 30th day of September 19 96

Paul Todd Ryan

BOOK 10213 PG 159

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 Paul Todd Ryan and wife, Deena Kaye Ryan

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 30th day of September, 19 98.

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 _____

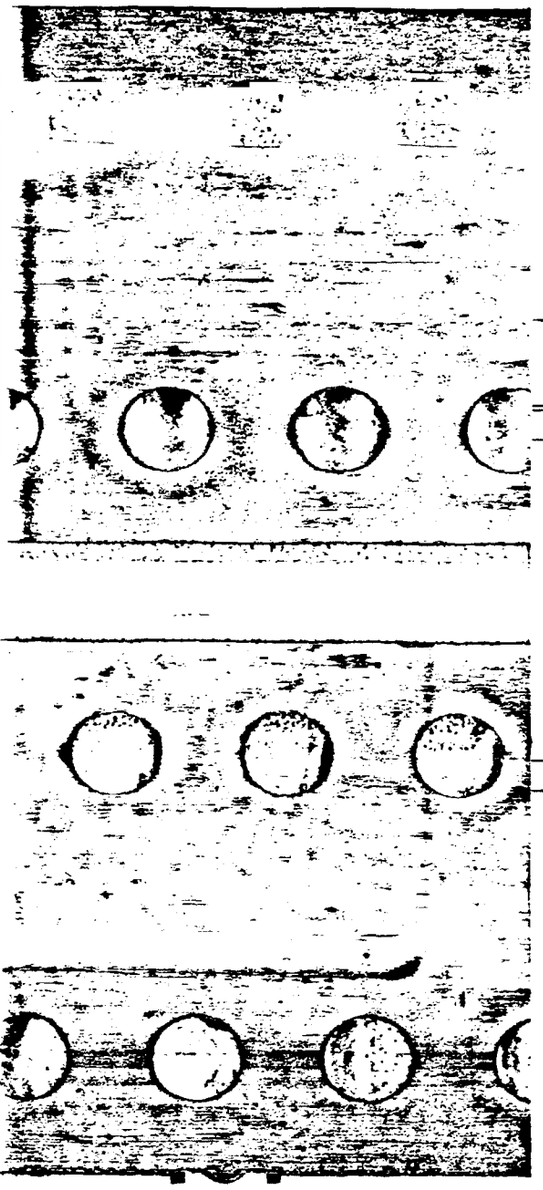
Notary Public

5887 10/03 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10213 PG 160

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 115000.00
				CON TX 425.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 434.50
				CHECK 434.50
			10/03/96 01	08:17 0001 5887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

023224 3

IDENTIFICATION REFERENCE

96 OCT -3 AM 8:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1072965

No. [redacted]