14A

BOOK 10217 PG 688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,605.34

James A Travis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. TRAVIS (NAME)	CHASE MANHATTAN MORTGAGE (NAME)	MAP-PARCEL NO.
2106 Geneiva Drive (ADDRESS)	P.O. BOX 4025 (ADDRESS)	072.08.0 078.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	MONROE, LA 71211-4025 (CITY) (STATE) (ZIP)	

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, SAM C. PAYNE AND WIFE, SHERRY FENTRESS PAYNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. TRAVIS AND WIFE, CINDY E. TRAVIS

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. 12 on the Plat of Geneiva Heights of record in Plat Book 2083, Page 65, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Sam C. Payne and Sherry A. Fentrees, both unmarried, as joint tenants with right of survivorship, by Deed from Dale D. Fox and wife, Joy L. Fox, of record in Book 7133, Page 298, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Sam C. Payne and Sherry A. Fentress to Chase Manhattan Mortgage Corporation in the original principal amount of $ 55,600.00, secured by a Deed of Trust of record in Book 7133, Page 301, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2106 GENEIVA DRIVE, NASHVILLE, TN 37216
(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 4th day of October, 19 96

Sam C. Payne
SAM C. PAYNE

Sherry Fentress Payne
SHERRY FENTRESS 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 SAM C. PAYNE AND WIFE, SHERRY FENTRESS 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 NASHVILLE, Tennessee, this 4th day of October, 1996.

Commission expires 7/24/97

Notary Public

GLEN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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____.

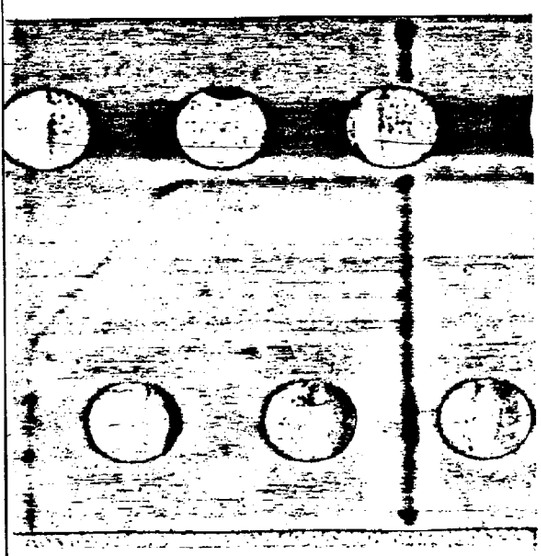
My commission expires _____

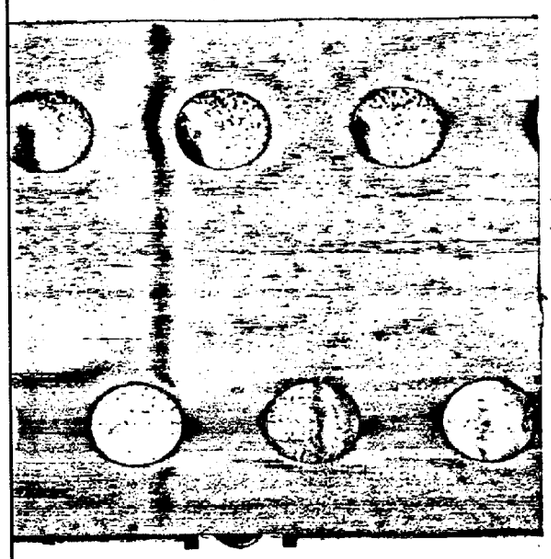
Notary Public

LEGAL DESCRIPTION CONTINUATION

Sherry A. Fentress is also known as Sherry Fentress Payne

0233484 IDENTIF. ↑ REFERENCE
96 OCT -7 AM 10:17 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.
7205 10/07 0101 03CHECK 244.34





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

RECEIVED OF _____

FOR _____

BOOK 10217 PG 690

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 63605.34
CON TX 235.34
PRFEE 1.00
WDEED 8.00
TOTAL 244.34
CHECK 244.34

10/07/96 01 10:22 0001 7205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233484
IDENTIF. & REFERENCE

96 OCT -7 AM 10:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074269

No. [redacted]