Box 17

BOOK 10892 PG 702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97 (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC AT DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Wilson (NAME)	T & N Mortgage, Inc. (NAME)	MAP 162-7
86 Benzing Road (ADDRESS)	112 Professional Drive (ADDRESS)	PARCEL 8
Antioch, TN 37013 (CITY) (STATE) (ZIP)	West Monroe, LA 71291 (CITY) (STATE) (ZIP)	5DU33657

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, Joseph E. Payne and wife, Joyce T. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Wilson and wife, Patricia A. Wilson

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. 77 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 77 fronts 69.00 feet on the northwesterly side of Benzing Road and extends back 157.5 feet on the northeasterly line and 148.9 feet on the southwesterly line, to a line in the rear on which it measures 101.74 feet.

Being the same property conveyed to Joseph E. Payne and wife, Joyce T. Payne by deed from Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company of record in Book 4322, page 195, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3861, page 744, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

This is unimproved ( ) improved (X) property, known as 86 Benzing Road, Antioch, TN 37013 (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 19th day of November 19 97

Joseph E. Payne

Joseph E. Payne

Joyce T. Payne

Joyce T. Payne

BOOK 10892 PG 703

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 Joseph E. Payne and wife, Joyce T. 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 19th day of November, 19 97.

Commission expires 11/22/97

Laura A. Beasley
Notary Public

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

97 NOV 21 PM 12:45

DAVIDSON COUNTY, TN.

0934 11/21 0101 03CHECK 451.15

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10892 PG 704

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
119500.00
CON TX 442.15
PRFEE 1.00
WDEED 8.00
TOTAL 451.15
CHECK 451.15

11/21/97 01 12:49 0001 0934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03722279
IDENTIFICATION REFERENCE

97 NOV 21 PM 12:45

No. 1223496