BOOK 10829 PG 586 file box 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,805.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 3/4/01
(AFFIX SEAL)

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Payne (NAME)	First Union Mortgage Corp. (NAME)	PARCEL 147-11
116 Northcrest Court (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	GROUP A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, North Carolina 27626 (CITY) (STATE) (ZIP)	PARCEL 116.00 CO

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, James E. Adams, Jr. and John F. Adams and Mary Susan Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. 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, TN, BEING Lot No. 116 on the Revised Plan of Northcrest East, A Deminiums Planned Unit Development, of record in Plat Book 6250, page 847, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to James E. Adams (the said James E. Adams, Sr. having since died) by deed from Andrew Ewing, Trustee of record in Book 3911, Page 404, Register's Office for Davidson County, Tennessee, and further conveyed to James E. Adams, Jr., John F. Adams, and Mary Susan Adams by Quitlaim Deed from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams, Sr. (deceased) of record in Book 8980, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 847; restrictions of record in Book 6805, page 669; Book 6002, Page 774; By-Laws of record in Book 6833, Page 8; all of record in the Register's Office for Davidson County, Tennessee.

Mary Susan Adams and M. Susan Adams being one and the same person. The subject property is not now nor ever has been the principal place of residence of the Grantors or their spouses herein.

unimproved ( )
This is improved (X) property, known as 116 Northcrest Court, Nashville, TN 37211
(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 27th day of February 19 98

James E. Adams, Jr.

Mary Susan Adams

John F. Adams

By M. Susan Adams

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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 ~~James E. Adams, Jr. and John F. Adams~~ and Mary Susan Adams

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 Brentwood, Tennessee, this 27th day of February 19 98.

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Mary Susan Adams a/k/a M. Susan Adams** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-In-Fact for **James E. Adams, Jr. and John F. Adams,** the within named bargainor(s), and that she as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James E. Adams, Jr. and John F. Adams** the within named bargainor(s) by the said **Mary Susan Adams a/k/a/ M. Susan Adams,** as such Attorney-In-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this **27th** day of **February,** 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

My Commission Expires: 3-27-98

WARRANTY DEED

FROM

James E. Adams, Jr. and John F. Adams and Mary Susan Adams

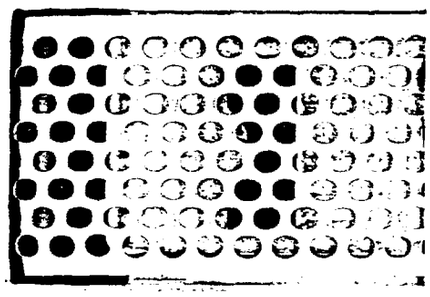
TO

David K. Payne

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
98 MAR -9 PM 2:46
IDENTIF. & REFERENCE
04098839
3101 03/09 0101 03CHECK
263.57



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

RECEIVED OF _____

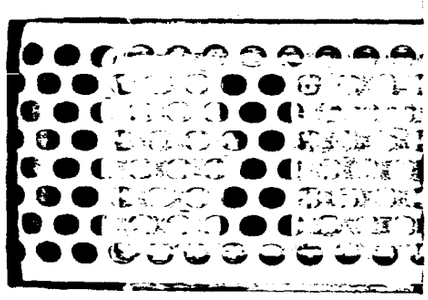
FOR _____

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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	68805.00
CON TX	254.57
PRFEE	1.00
MAMT	8.00
ERR	CO
MAMT	8.00-
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	255.57



0409839
IDENTIF. ↑ REFERENCE

98 MAR -9 PM 2:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

CONT		255.57
	WDEED	8.00
	TOTAL	263.57
	CHECK	263.57

03/09/98 01 14:45 0001 3101

No. 1263503