FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 10979 PG 215
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fakher Mahudy Surji (NAME)	New South Federal Savings Bank (NAME)	MAP 54-14
406 Louviers Lane (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 83
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (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, Glenn W. Payne and wife, Deborah K. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fakher Mahudy Surji, married

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:

BEING Lot No. 248, on the plan of Brandywine Farms, Section 14, of record in Book 4660, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 248 fronts 129.4 feet on the southerly side of Louviers Lane and extends back 258.4 feet on the westerly line and 274.1 feet on the easterly line, to a broken line in the rear on which it measures 285.4 feet.

BEING the same property conveyed to Glenn W. Payne and wife, Deborah K. Payne by deed from Paul M. Bauman and wife, Judy F. Bauman, of record in Book 7853, Page 516, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544, Book 3843, Page 951, Book 3886, Page 720, Book 4824, Page 631, Book 6371, Page 372, Book 6691, Page 977 and Book 9366, Page 835 Register's Office for said County.

1689 06/16 0101 03CHECK 758.25

unimproved ( )
This is improved (X) property, known as 406 Louviers Lane, 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 12th day of June 19 98

Glenn W. Payne

Glenn W. Payne

Deborah K. Payne

Deborah K. Payne

FILE BOX 45

BOOK 10979 PG 216

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 Glenn W. Payne and wife, Deborah K. 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 12th day of June, 1998.

Commission expires March 24, 2001

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0451372

IDENTIF. & REFERENCE

98 JUN 16 PM 2:26

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10979 PG 217

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 202500.00
CON TX 749.25
PRFEE 1.00
WDEED 8.00
TOTAL 758.25
CHECK 758.25

06/16/98 01 14:25 0001 1689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 16 PM 2:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

045 | 372
IDENTIF. & REFERENCE

No. 1307547