BOOK 10980 PG 171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Deborah K. Payne
Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~June 12, 1998~~ 4/12/2002
(AFFIX SEAL)

maj

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0185

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deborah K. Payne (NAME) | Countrywide Home Loans (NAME) | 86-8A-10CO |
| 2149 Strombury Drive (ADDRESS) | 718 Thompson Lane Ste. 114 (ADDRESS) | |
| Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37204 (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, James A. Evanson and Jill L. Evanson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah 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, Tennessee, being Lot No. 413 on the Plan of Phase II, Camden Woods of record in Plat book 6900, page 735, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being that same property conveyed to James A. Evanson and Jill L. Evanson, husband and wife by deed from Stephen D. Richart and wife, Mary J. Richart of record in Book 10097, Page 222, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.
98 JUN 17 AM 9:44

0451642
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X) property, known as 2149 Strombury Drive, Hermitage, Tennessee 37076
(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

James A. Evanson

Jill L. Evanson by James A. Evanson ATTY in fact
Jill L. Evanson

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Evanson ~~and Jill L. Evanson, husband and wife~~

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 12th day of June 19 98.

Commission expires June 12, 1998

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12th day of June, 19 98, personally appeared before me, James A. Evanson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Jill L. Evanson and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 12th day of June, 19 98

My commission expires 4/16/2002

Notary Public

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# WARRANTY DEED

## FROM

James A. Evanson and Jill L. Evanson, husband and wife

## TO

Deborah K. Payne

## RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

1990 06/17 0101 03CHECK 516.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10980 PG 174

| | | |
|---|---|---|
| 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 136000.00

CON TX 503.20

PRFEE 1.00

WDEED 12.00

TOTAL 516.20

CHECK 516.20

06/17/98 01 09:43 0001 1980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 17 AM 9:44

IDENTIF. + REFERENCE 045 1642

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307834