WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,200.00

Russell R Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 99

PUBLIC AT LARGE

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell R. Payne (NAME)	Middle TN Mtg, Inc (NAME)	162-12-A 79.00
1172 Brittany Park Lane (ADDRESS)	210 Skyline Circle, Ste A (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dickson, TN 37055 (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, Carlton Enterprises, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell R. Payne, unmarried

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. 79 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carlton Enterprises, Inc., a Tennessee corporation, by deed from R. David McDowell, R. Dennis McDowell, First American Company, N.A. as Trustees of trusts created under the Last Will and Testament of Robert A. McDowell and Marilyn Patricia Cobb McDowell and Baltz Brothers Packing Company, D.I.P., a Tennessee corporation and R. David McDowell, as agent, of record in Book 9242, page 133, and Book 8128, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988, annexed by Book 11398, page 4, and Book 10772, page 988; Agreement of record in Book 9938, page 753; Deeds of record in Book 10021, page 60 and Book 10789, page 173; Boundary Plat of record in Plat Book 7900, page 998; Plan of record in Book 9700, page 796; all in the Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 1172 Brittany Park Lane, 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 my hand this 29th day of April, 19 99

Carlton Enterprises, Inc., a Tennessee corporation
By:
Donald R. Day, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Day and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent and _____ respectively of the Carlton Enterprises, Inc. the within named bargainor, and corporation, and that he as such Authorized Agent 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 Donald R. Day as such Authorized Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of April 1999.

My commission expires 5/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Jennifer Dunlap
Notary Public

LEGAL DESCRIPTION CONTINUATION

County, Tennessee.

STATE DEED TAX 315.14

0584806

IDENTIFICATION REFERENCE

99 MAY 10 PM 12:14

CALL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11471 PG. 249

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0584806

IDENTIFICATION REFERENCE

99 MAY 10 PM 12:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPIT	$2200.00
CON TX	304.14
PRFEE	1.00
MRTEE	8.00
CFEE	2.00
TOTAL	315.14
CHECK	315.14

05/10/99 JL 12:18 0001 3746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458402