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NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan H Payne, Sr	United Funding Group, Inc.	172-12B
(NAME)	(NAME)	
5620 Seesaw Road	105 Westwood Place, #220	269CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	6D 78006
(CITY) (STATE) (ZIP)	(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, Ryan M Ezell and Melissa G Ezell and Stanley M Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan H Payne, Sr and wife, Corazon Y 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 177 on the Plan of Bradford Hills, Section Twelve of record in Book 7900, page 6 and amended in Book 7900, page 581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan M Ezell, Stanley M Ezell and wife, Melissa G Ezell by deed from Charles S Hulse and wife, Shawna L Hulse of record in Book 10903, page 526, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 8069, page 170, Book 9055, page 826, Book 9058, page 989, said Register's Office.

3403 01/22 0102 03CHECK 547.50

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

RECEIVED FOR RECORD
99 JUL 22 AM 8:04
WILLIAM R. BURTON JR.
REGISTER

06144190

unimproved ( )
This is improved (X) property, known as 5620 Seesaw Road, Nashville, Tennessee 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 19th day of July, 19 99

Ryan M Ezell

Stanley M Ezell by Ryan M Ezell ATTY IN FACT

Melissa G Ezell

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 Ryan M Ezell and Melissa G Ezell and ~~Stanley M Ezell~~

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 19th day of July, 19 99.

Commission expires 5-2-01

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, 19 day of July, 19 99, personally appeared before me, RYAN M. EZELL _____, 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 STANLEY M. EZELL and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 19 day of July, 19 99

My commission expires 5-2-01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06144445

INSTRUMENT # REFERENCE

99 JUL 22 AM 8:03

REGISTER'S OFFICE
DAVIDSON CO., TENN.

	AMT
	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	547.50
CHECK	547.50

07/22/99 01 08:07 0001 5451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493751