Instr:200001070002497 Page: 1 OF 2
REC'D FOR REC 01/07/2000 1:01:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $334.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,441.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 99

JOYCE B. DONEHEW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Joyce B. Donehew
Notary Public

MY COMMISSION EXPIRES: 1-29-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, Attorney, 110 Glancy Squa[illegible] Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Anne Payne (NAME)	NVR Mortgage Finance, Inc. (NAME)	MAP 44-14
812 & 814 Fowler Avenue (ADDRESS)	100 Ryan Court P. O. Box 999 (ADDRESS)	PARCEL 55
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Pittsburg, PA 15230 (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 H. Dawkins and wife, Maxine Dawkins and Thomas Robin Miller and Dennis Scott Miller , both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leigh Anne 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. 2 on the plan of the Resubdivision of Rolling Green Subdivision, Lot # 99, of record in Book 4060, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particluar description.

Being the same property conveyed to James H. Dawkins and wife, Maxine Dawkins by deed from William H. Dorris, an unmarried person, of record in Book 9680, Page 527, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James H. Dawkins and wife, Maxine Dawkins, and Thomas Robin Miller and Dennis Scott Miller, each party having a one-third ownership interest, by Quitclaim Deed from James H. Dawkins and wife, Maxine Dawkins of record in Book 10601, Page 213, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis Scott Miller by Quitclaim Deed from Cathy Darlene Miller of record in Book 11056, Page 188, Register's Office for Davidson County, Tennessee.

Maxine Dawkins executes this instrument as Attorney-In-Fact on behalf of Thomas Robin Miller, pursuant to General Power-of-Attonery of record in Book 9987, Page 80, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 812 & 814 Fowler Avenue, Old Hickory, TN 37138 unimproved ( )
(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 30th day of December 19 99

James H. Dawkins

Maxine Dawkins

Thomas Robin Miller By: Maxine Dawkins, Attorney-in-fact

Dennis Scott Miller

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 H. DAWKINS, MAXINE DAWKINS, AND DENNIS SCOTT MILLER 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 Goodlettsville, Tennessee, this 30th day of December, 1999.

My Commission Expires: 11-29-2003

Joyce B. Donehue
Notary Public

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MAXINE DAWKINS to me known to be the person who executed the foregoing instrument in behalf of THOMAS ROBIN MILLER, and acknowledged that she executed the same as the free act and deed of the said THOMAS ROBIN MILLER.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of December, 1999.

My Commission Expires: 11-29-2003

Joyce B. Donehue
Notary Public

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____