03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

William Payne
Affiant

Subscribed and sworn to before me, this 14th day of June, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/09/02 09:39 2pgs
Fees:13.00 Taxes:684.50

20020709-0082224

Address of New Owner:	Send Tax Bills to:	Tax Information
William Payne 4509 Wyoming Avenue Nashville TN 37209	Sellers Financial Group, Inc. 2323 21st Ave. South, Suite 400 Nashville, TN 37212	103-04-0 099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen C. Fouche and wife, Susan S. Fouche, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Payne, hereinafter called the Grantees, their successors 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. 5, Block 3, on the Map of a Part of Sylvan Park, of record in Book 332, Page 104, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southerly side of Wyoming, formerly 6th Ave., and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Stephen C. Fouche and wife, Susan S. Fouche by deed from Imogene M. Meadows of record in Instrument No. 20010328-0029858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4509 Wyoming Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of June, 2002.

Stephen C. Fouche

Susan S. Fouche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen C. Fouche and Susan S. Fouche, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 28th day of June, 2002.

Notary Public

My Commission expires 03/14/05