WARRANTY DEED

G-RP-05-443

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me this 21st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:

ADAM LAMB NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Faquin	New Owner	
443 Summit Ridge Place (ADDRESS)	(NAME)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	131-05-B 443.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT PAYNE AND WIFE, TERESA TANNER PAYNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD FAQUIN AND WIFE, DARLENE FAQUIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 443, FOUR SEASONS CONDOMINIUM DEVELOPMENT with and undivided percentage interest in Common Elembents appurtenant to said unit, as established under Master Deed of record in Book 6841, page 349, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit .

Being the same property conveyed by Warranty Deed from James C. Smith, unmarried, to Robert Payne and wife, Teresa Tanner Payne as recorded on the 4th day of January, 2005, in Instrument No. 20050104-0001293, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 6841, page 349, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 443 Summit Ridge Place, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of March, 2005.

Robert Payne

Teresa Tanner Payne

Davidson County DEEDWARR
Recvd: 03/24/05 15:39 2 pgs
Fees:13.00 Taxes:366.30

20050324-0032262

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Payne and Teresa Tanner Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903