Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1410

Davidson County DEEDWARR
Recvd: 08/23/05 15:12 2 pg
Fees:13.00 Taxes:296.00

20050823-0100521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffrey C. Rencher, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard J. Payne and Barbara Keith Payne, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson, Tennessee, being Unit H-4 Parcel No. 116 on the Plan of Revised The Villager East Condominium Apartments of record in Plat Book 5200, page 235, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager East Condominiums, a horizontal property regime established by Master Deed of record in Book 5457, page 298, corrected in Book 5553, page 336, said Register's Office.

Being the same property conveyed to Jeffrey C. Rencher, unmarried, by deed dated October 24, 2001 of record as Instrument No. 20011029-0117579, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3600 Hillsboro Pike H-4, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of August, 2005

Jeffrey C. Rencher

State of Minnesota)
County of Hennepin)

On this 5th day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey C. Rencher, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/31/2010

NANCY M TIMM
Notary Public
Minnesota
My Commission Expires January 31, 2010

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Richard J. Payne
[redacted]
Nashville, TN 37215
6141 Chickering Ct

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
117-11-B-116CO