QUITCLAIM DEED	OATH OF CONSIDERATION:
Davidson County DEEDQC Recvd: 08/20/14 12:21 4 pgs Fees:22.00 Taxes:0.00 **20140820-0075805**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $_____ AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF AUGUST 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
WALKER LAW OFFICES
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 463-3760

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
REO Holdings, LLC **69 Thompson Lane** **Nashville, Tennessee 37211**	**Same**	**13307015400**

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 12th day of August, 2014, by and between William Douglas Payne, Angela Dawn McBride, Mary Virginia Davis, Joel Thomas Payne, and James Lawrence Payne, heirs-at-law of the estate of James E. Payne also known as James E. Payne, Jr., *("Grantors")* and REO Holdings, LLC, a Tennessee Limited Liability Company *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantors' right, title and interest, in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being Lot No. 121 on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 121 begins at a point in the easterly margin of Dumas Drive at the common corner of Lots Nos. 121 and 122; thence in an easterly direction 116 feet to a point, being the common corners of Lots Nos. 120, 121 and 122, thence in a southerly direction along the line dividing Lots Nos. 120 and 121, a distance of 164 feet to a point in the northerly margin of Mimosa Drive; thence in a westerly direction along the northerly margin of Mimosa Drive, 91.5 feet to a point at the beginning of a curve; thence in a northwesterly direction around the curve, a distance of 39.3 feet to a point in the easterly margin of Dumas Drive; thence along the easterly margin of Dumas Drive in a northerly direction, 139 feet to the point of beginning.

This conveyance is made subject to easement to Southern Bell Telephone & Telegraph Company, of record in Book 2099, page 408, Register's Office of Davidson County, Tennessee; to restrictive covenants of record in Book 1788, page 495, Book 2088, page 537, Book 2105, page 633, Register's Office of Davidson County, Tennessee; and to plan of record in Book 1835, pages 136, 137 and 138, Register's Office of Davidson County, Tennessee

Being the same property conveyed to REO Holdings, LLC, by Quitclaim Deed from William Douglas Payne, Angela Dawn McBride, Mary Virginia Davis, Joel Thomas Payne, and James Lawrence Payne, heirs-at-law of the estate of James E. Payne also known as James E. Payne, Jr., of record in Instrument # 20140523-0044926; Register's

Office for Davidson County, Tennessee; Decree for Redemption of record in Instrument # 20140820-0075804, Register's Office for Davidson County, Tennessee; Virginia Ruth Payne's interest in the property having passed by operation of law to James E. Payne her husband at her death on October 24, 1994; Commerce Union Bank's interest in the property created by that certain Decree on November 15, 1974, in Book 4872, Page 116, Register's Office for Davidson County, Tennessee, passed to James E. Payne by operation of law, see Report and Recommendation of the Davidson County Chancery Court filed July 18, 2014, Davidson County Chancery Court, case number 12-368-I, without objection, of record in Instrument # 20140820-0075804 Register's Office for Davidson County, Tennessee; James E. Payne died on November 17, 2009, and his interest in the property passed to his heirs-at-law, William Douglas Payne, Angela Dawn McBride, Mary Virginia Davis, Joel Thomas Payne, and James Lawrence Payne, Affidavits of Heirship of record in Instrument #20140523-0044415 and Instrument #20140523-0044416, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as: **3332 Dumas Drive, Nashville, Tennessee**

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

WILLIAM DOUGLAS PAYNE

ANGELA DAWN MCBRIDE

MARY VIRGINIA DAVIS

JOEL THOMAS PAYNE

JAMES LAWRENCE PAYNE

SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared WILLIAM DOUGLAS PAYNE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of August, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

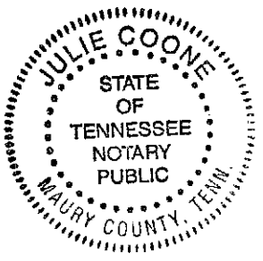


SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared ANGELA DAWN MCBRIDE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of August, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

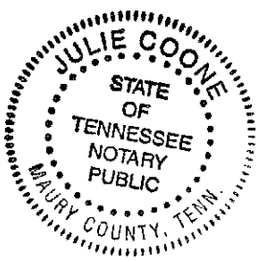


SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared MARY VIRGINIA DAVIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of August, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

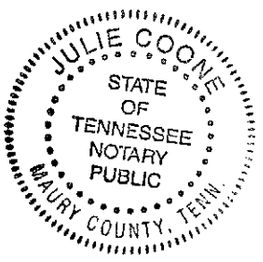


SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared JOEL THOMAS PAYNE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of August, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17



SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared JAMES LAWRENCE PAYNE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 12th day of August 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.