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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

42,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 19

Notary Public

MY COMMISSION EXPIRES: 2-27-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Fiato (NAME)	Federated Financial Mortgage Corporation (NAME)	87 RE
Rte. 1, Central Pike (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	1.8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

FOR AND IN 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 William L. Tune, Jr. and wife Mildred Lucile Tune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Fiato and wife Peggy Sue Fiato

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:

BEING a certain tract of land and all improvements located in the 4th Civil District of Davidson County, Tennessee, more described as follows: BEGINNING at a point in the northern margin of Central Pike, said point being the southwest corner of the J. W. Benson Property as recorded in Deed Book 225, Page 95, said Register's Office; thence N 5 deg. 30 mins. E 1,025.0 feet to a point; thence N 84 deg. 30 mins. W 170.0 feet to a point; thence S 5 deg. 30 mins. W 1,058.0 feet to a point in the northerly margin of Central Pike; thence east with said margin of Central Pike 174.35 feet to the point of beginning, containing 4.1 acres, more or less, as described by a survey from John D. McCormick, dated June 30, 1977. BEING part of the same property conveyed to William L. Tune, Jr. and wife, Mildred Lucile Tune by deed from S. Howell Sharp and wife, Alma W. Sharp of record in Book 4847, Page 580, Register's Office for said County.

THIS conveyance is subject to any restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as Rte. 1, Central Pike (House Number) (Street) Hermitage, TN 37076 (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 hands this 30TH day of JUNE, 19

William L. Tune, Jr. William L. Tune Jr.

Mildred Lucile Tune Mildred Lucile Tune

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Tune, Jr. and wife Mildred Lucile Tune

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30TH day of JUNE, 19 77.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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 at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

mail out

E 1311 3.

WARRANTY DEED

FROM
William L. Tune, Jr.

TO
Joseph Fiato

IDENTIF. REFERENCE

JUL 7 10 42 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

JUL-77	CONV	42,500.00			
JUL-77	S'TAX		B*	110.50	
JUL-77	PR'FEE		B*	.50	
JUL-77	W'DEED		B*	4.00	* 115.00