E 21648

Form No. WD-1

IDENTIF. REFERENCE

AUG 22 9 49 AM '77

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,000.00

Curtis Gene Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-21-78

(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
Curtis Gene Smith (NAME)	Federated Financial Mort. Corp. (NAME)	13DA-35725
606 Garrison Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	13DA-35725
Nashville, Tn 37207 (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 Ewing Valley, Incorporated

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Gene Smith and Nancy V. Cooper

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 Lot No. 45 on the Plan of Ewing Valley Subdivision, Section 1, as of record in Book 4300, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Ewing Valley, Inc. by deed from Fred W. Hahn and John M. Hahn, Trustees, of record in Deed Book 4576, page 240, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4601, page 374, Register's Office for said County, and any existing easements of record.

AUG 22	CONV	31,000.00			
AUG 22	S'TAX		B*	80.60	
AUG 22	PR'FEE		B*	.50	
AUG 22	W'DEED		B*	4.00	* 85.10

This is ( ) unimproved (X) improved property, known as 606 Garrison Drive (House Number) (Street) Nashville, Tn 37207 (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 my hand this 10th day of August, 19 77

EWING VALLEY, INC.

BY: John Hahn, President

BOOK 5186 PAGE 718

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Hahn and ~~(his oath)~~ ~~(himself)~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the President respectively of the Ewing Valley, Incorporated the within named bargainor, and corporation, and that ~~(he)~~ (she) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John Hahn as such President.

Witness my hand and official seal at office at Nashville, TN on this the 10th day of AUGUST, 19 77

My commission expires 2-21-79

_____
Notary Public

WARRANTY DEED

FROM

~~Ewing Valley, Incorporated~~

TO

Curtis Gene Smith

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