# WARRANTY DEED

BOOK 5206 PAGE 973

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James E. Thornton etux | Federated Financial Mtg. Corp | 133-1 |
| (NAME) | (NAME) | |
| 3610 Hewlett Ct. | 1000 Circle, 75 Parkway | P.w. 279.5 |
| (STREET ADDRESS OR ROUTE NUMBER) | Suite 700 (STREET ADDRESS) | |
| Nashville, Tenn. 37211 | Atlanta, Georgia 30339 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5167, page 512, Register's Office for Davidson County, Tennessee.

OCT 11 '77 CONV 19,500.00
OCT 11 '77 S'TAX B* 50.70
OCT 11 '77 PR'FEE B* .50
OCT 11 '77 W'DEED B* 4.00 * 55.20

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

James E. Thornton and wife, Hazel W. Thornton

their XXXXX heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 264 on the Plan of Sunrise Heights, Section II, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Donald H. Lowry and wife, Alisa T. Lowry of record in Book 5204, page 381, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 6th day of October, 19 77

Affiant James E. Thornton

My commission expires: May 8, 1978 (Affix Seal)

Notary Public Mary D. Nelson

This is ( ) unimproved ( ) improved property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James E. Thornton and wife, Hazel W. Thornton, their XXXXX (successors), heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as noted above.

It further covenant and bind itself, its successors XXX and representatives, to warrant and forever defend the title to said real estate to said James E. Thornton and wife, Hazel W. Thornton, their (XXXXX), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 6 day of October, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument was Prepared from Information Furnished to Phillip Saindon of the Law Firm Pedigo & Saindon Stahlman Bldg., Nashville, TN.

OAKES & SMITH REALTY CO., INC.
BY: A. V. Oakes, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* ..... *, a Notary Public in and for said County and State,* .....

.....

.....

*the within named 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.....*

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Mary D. Nelson *, a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

*Witness my hand and seal, at office in* Nashville, Tennessee *, this* 6th *day of* October *, 19* 77

Mary D. Nelson *Notary Public*

NOTARY PUBLIC DAVIDSON CO. TENN.

*Commission expires* May 8, 1978

**WARRANTY DEED**

FROM

OAKES & SMITH REALTY CO., INC.

TO

JAMES E. THORNTON, ET UX

E 30198

IDENTIF. REFERENCE

Oct 11 8 19 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON file