This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5207 PAGE 6

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George H. Blonde et ux	Federated Financial Mortgage	MAP 148-13
(NAME)	(NAME)	
363 Melpar	Suite 706 1000 Circle 75 Pkwy	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37	Atlanta GA 30339	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by George H. Blonde and wife, Jewell K. Blonde and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said George H. Blonde and wife, Jewell K. Blonde, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $28,750.00 secured by deed of trust in Book 5179, page 911, Register's Office for Davidson County, Tennessee,

I, Peggy Joann Smith

have this day bargained and sold, and do hereby transfer and convey unto the said George H. Blonde and wife, Jewell K. Blonde

their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns.*

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Fairlane Park, Section III, as of record in Plan Book 2331, pages 145 and 146, said Register's Office. Said Lot No. 309 fronts 74.0 feet on the southerly margin of Melpar Drive and extends back between parallel lines 205.9 feet to a dead line in the rear.

Being the same property conveyed to Peggy Joann Smith, by deed from John W. Moody, II, and wife, Sue E. Moody, of record in Book 5179, page 909, said Register's Office.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate as shown on Plan of record in Book 2331, pages 145 & 146, said Register's Office, and restrictive covenants of record in Book 2598, page 491, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 7th day of October 19 77

Affiant George H. Blonde

My commission expires: Mar 1 1980 (Affix Seal)

Notary Public Robert Loffi

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 363 Melpar Dr. (House Number) Nashville, Tennessee (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 George H. Blonde and wife, Jewell K. Blonde,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for 1977 taxes which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George H. Blonde and wife, Jewell K. Blonde,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th day of October, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peggy Joann Smith

ROBERT LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ROBERT LOFFI, *a Notary Public in and for said County and State,* Peggy Joann Smith

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 7 *day of* October, *19* 77

Robert M Loffi *Notary Public*

Commission expires Mar 1, 1986

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED J. 23295

FROM
Peggy Joann Smith

TO
George H. Blonde et ux

E 30217.

IDENTIF. REFERENCE

Oct 11 8 51 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TENN.

OCT 11 77	CONV	33,000.00				
OCT 11 77	S'TAX		B*	85.80		
OCT 11 77	PR'FEE		B*	.50		
OCT 11 77	W'DEED		B*	4.00	*	90.30

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238