BOOK 5224 PAGE 762

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 19 97

Notary Public

MY COMMISSION EXPIRES: 2-21-99

(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
Thomas J. Teague (NAME)	Federated Financial Mortgage Corporation (NAME)	16W-14580
751 Lynwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	MAP 105-6
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	PARCEL 178

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 Plus City Land Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Teague and wife Clara L. Teague

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:

LAND in Davidson County, Tennessee, being the westerly 43 feet of Lot No. 12 on the Plan of Highland Gardens Lots as of record in Book 57, Page 118, Register's Office for said County.

SAID Lot fronts 43 feet on the southerly margin of Lynwood Avenue and extends back 135.1 feet on the easterly line and 135.2 on the westerly line to an alley and measures 43 feet thereon.

BEING the same property conveyed to Plus City Land Co., Inc. by deed from James T. Lynn, Secretary of Housing and Urban Development of record in Book 4736, Page 117, Register's Office for said County.

THIS conveyance is subject to any existing easements of record.

This is improved (XX) unimproved ( ) property, known as 751 Lynwood Avenue (House Number) (Street) Nashville, TN 37205 (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 18TH day of NOVEMBER, 19 97

PLUS CITY LAND CO., INC.

BY: William C Sloan President

BOOK 5224 PAGE 763

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 William C. Spann XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) (himself) acknowledged (themselves) to be the President XXXXXXXXXXXXXXXXXXXX respectively of the Plus City Land Co., Inc. the within named bargainor, and corporation, and that (he) as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXX (XXX), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William C. Spann as such President, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 16TH day of NOVEMBER, 19 77

My commission expires 2-21-79

Notary Public

NSLEY NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Plus City Land Co., Inc.

TO

Thomas J. Teague

E 37889

IDENTIF. REFERENCE

Nov 21 10 28 AM '77

FELIX Z. ... REGISTER
DAVIDSON ... TENN.

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

NOV2177	CONV	20,000.00			
NOV2177	S'TAX		B*	52.00	
NOV2177	PR'FEE		B*	.50	
NOV2177	W'DEED		B*	4.00	* 56.50