Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,500.00

Carl Milton Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-5-79

(AFFIX SEAL)

mail

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
Carl Milton Brown (NAME)	Federated Financial Mortgage Corporation (NAME)	15DA-39300
215 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	MAP 94-3
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	PARCEL 25

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 Herman J. Hensen and wife Lawrence Hensen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Milton Brown, unmarried

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. 20 on the Plan of Fortland Park, Section 1, as of record in in Book 2663, Page 61, Register's Office for said County.
SAID Lot No. 20 fronts 123.3 feet on the easterly side of Riverside Drive and extends back 200 feet on the southerly line and 130 feet on the northerly line to a dead line in the rear measuring 98.8 feet thereon.

BEING the same property conveyed to Herman J. Hensen and wife, Lawrence Hensen by deed from Maxwell G. Horkins, Jr. and wife, Jo Ann W. Horkins of record in Book 4604, Page 294, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 1788, Page 445 and Book 2753, Page 612, and any existing easements of record.

unimproved ( )
This is improved (X) property, known as 215 Riverside Drive (House Number) (Street) Nashville, TN 37206 (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 21ST day of NOVEMBER, 19 77

Herman J. Hensen Herman J Hensen

Lawrence Hensen Lawrence Hensen

BOOK 5225 PAGE 758

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman J. Hensen and wife Lawrence Hensen

the bargainor(s), 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 21ST day of NOVEMBER, 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

WARRANTY DEED

FROM
Herman J. Hensen

TO
Carl Milton Brown

E 38325

IDENTIF. REFERENCE

Nov 23 9 22 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV23'77	CONV	34,500.00			
NOV23'77	S'TAX		B*	89.70	
NOV23'77	PR'FEE		B*	.50	
NOV23'77	W'DEED		B*	4.00	* 94.20

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