BOOK 5227 PAGE 829

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

35,750.00 Phillip C Sage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF NOVEMBER, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-29-79

(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
Phillip C. Sage (NAME)	Federated Financial Mortgage Corporation (NAME)	65-9
4032 Shasta Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	104
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	4D-60632

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, Zack Cheek Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip C. Sage and wife Rhonda L. Sage

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. 302 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Page 102 & 103, 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 Zack Cheek Builders, Inc. by deed from Jones Homes, Inc., formerly Jones Lumber Company, Inc. as of record in Book 4662, Page 911, Register's Offic for said County.

THIS conveyance is subject to restrictive covenants as of record in Book 4704, Page 448, and any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 4032 Shasta Drive (House Number) (Street) Old Hickory, TN 37138 (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 23TH day of NOVEMBER, 19 77.

ZACK CHEEK BUILDERS, INC.

BY: Zack R Cheek
Zack R. Cheek, President

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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 Zack Cheek and _____ with whom I am personally acquainted and who upon (his oath) (themselves) acknowledged (himself) (themselves) to be the President and _____ respectively of the Zack Cheek Builders, Inc. the within named bargainor, and corporation, and that (he) (she) (they) as such President 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 Zack Cheek as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 23TH day of NOVEMBER, 19 77

My commission expires 2-21-79

Willie Mae Forsythe
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Zack Cheek Builders, Inc.

TO Phillip C. Sage

E 39220

IDENTIF. REFERENCE

Nov 30 9 26 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

NOV30 77	CONV	35,750.00			
NOV30 77	S'TAX		B*	92.82	
NOV30 77	PR'FEE		B*	.50	
NOV30 77	W'DEED		B*	4.00	* 97.32