FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,000.00 Ruby J. Maddox Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER 19 77

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Charles Maddox (NAME)	Federated Financial Mortgage Corporation (NAME)	
315 Tanksley Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	PARCEL 290
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	6DA 31954

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, J. D. Boulton et ux Lucille R. Boulton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Charles Maddox et ux Ruby J. Maddox

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 one-half (1/2) of Lot No. 32 on the plan of The Tanksley Subdivison, of record in Book 547, page 56, Register's Office for said County.

SAID portion of said Lot No. 32 fronts 50 feet on the southerly margin of Tanksley Avenue and extends back between parallel lines 153 feet to the northerly margin of a 15 foot alley.

BEING the same property conveyed to J. D. Boulton and wife, Lucille R. Boulton, by deed from Ann C. Eberhard and Charles A. Eberhard, of record in Book 5095, page 651, said Register's Office.

TOGETHER with all of Grantors right, title and interest, if any, in and to the northerly one-half (1/2) of that portion of said 15 foot alley which lies south of and adjacent to said property, said 15 foot alley having been closed by instrument recorded in Book 2291, page 255, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 315 Tanksley Avenue (House Number) (Street) Nashville, Tn 37211 (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 hand s this 5Th day of DECEMBER, 19 77

J.D. Boulton
J.D. Boulton

Lucille R. Boulton
Lucille R. Boulton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Boulton et ux Lucille R. Boulton

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 5Th day of DECEMBER 19 77

Commission expires 2-15-81

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
J. D. Boulton

TO
James Charles Maddox

E 41078

IDENTIF. REFERENCE

DEC 9 1 59 PM '77

DEC-9[illegible]	CONV	18,000.00			
DEC-9[illegible]	S'TAX		B*	46.8[illegible]	
DEC-9[illegible]	PR'FEE		B*	.5[illegible]	
DEC-9[illegible]	W'DEED		B*	4.00	* 51.30

Row 1, Box 8

WILKINS, ADAMS & WEEMS, ATTORNEYS
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1100 Fidelity Federal Building
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