BOOK 5239 PAGE 974

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 10/25/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DAVID SIMPSON, et ux (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	
3710 Norma Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	72

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, JOHN M. BEARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES DAVID SIMPSON and wife, SUSAN K. SIMPSON

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. 24 on the Plan of Norma Heights, as of record in Book 1835, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 60 feet on the east side of Norma Drive and runs back between lines, 203.82 feet on the north line and 203.79 feet on the south line, to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to John M. Beard and wife, Myra L. Beard by deed from Raymond A. Layne and wife, Louise Layne of record in Book 2701, page 177, Register's Office for Davidson County, Tennessee. The said Myra L. Beard having since died.

This is unimproved ( ) improved (X) property, known as 3710 Norma Drive, Nashville, Tennessee 37211
(House Number) (Street) (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 23rd day of December, 1977

John M. Beard

JOHN M. BEARD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN M. BEARD

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 23rd day of December 1977

Commission expires 10/28/78

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
JOHN M. BEARD

TO
JAMES DAVID SIMPSON, et ux
SUSAN K. SIMPSON

PLEASE FILE BOX "7"

E 44620

IDENTIF. REFERENCE

JAN 4 12 23 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-4-78	CONV	27,500.00				
JAN-4-78	S'TAX		B*	71.50		
JAN-4-78	PR'FEE		B*	.50		
JAN-4-78	W'DEED		B*	4.00	*	76.00