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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 36,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(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
Frederick Barker (NAME)	Federated Financial Mortgage Corporation (NAME)	
256 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	MAP 162-6
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	PARCEL 119

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, Terrol D. Lovan et ux Carol E. Lovan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick Barker et ux Olivia Barker

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 112, on the plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 and 53, Register's Office for said County.

SAID Lot No. 112 fronts 66.0 feet on the northerly margin of Townes Drive and extends back 146.4 feet on the easterly line and 164.7 feet on the westerly line to a dead line in the rear, measuring 81.4 feet thereon.

BEING the same property conveyed to Terrol D. Lovan and wife, Carol E. Lovan by deed from Gardner Construction Company, Inc. of record in Book 4670, page 121, Register's Office for Davidson County, Tennessee.

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

JAN 18 78	CONV	36,000.00			
JAN 18 78	S'TAX		B*	93.60	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 98.10

This is improved (XX) unimproved ( ) property, known as 256 Townes Drive (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 10TH day of JANUARY, 1978

Terrol D. Lovan

Carol E. Lovan

Terrol D. Lovan

Carol E. Lovan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrol D. Lovan et ux Carol E. Lovan

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 10TH day of JANUARY, 19 78

Commission expires 6-23-81

Mildred L. Ramsey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mildred L. Ramsey, 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 6-23-81

_____
Notary Public

E 46606

IDENTIF. REFERENCE

JAN 18 9 56 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

WARRANTY DEED

FROM
Terrol D. Lovan

TO
Frederick Barker

row 1 box 8 pn

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219