BOOK 5244 PAGE 428

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/20/78

(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
CLIFTON H. PIERCE, et ux (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	
4321 Golden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	58-10
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	8

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, CUMBERLAND BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON H. PIERCE and wife, BEATRICE D. PIERCE

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. 50 on the Plan of Gold Key Addition, Section 2, as of record in Book 5050, page 13, Register's Office for Davidson County, to which plan reference is herein made for a more complete description of metes and bounds.

BEING PART OF THE property conveyed to Cumberland Builders, Inc., by deed from W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr., and W. L. Bainbridge, III, of record in Book 4610, page 15, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4321 Golden Hill Drive, Nashville, Tennessee 37218
(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 its hand this 6th day of January, 19 78

CUMBERLAND BUILDERS, INC.

By: L. H. HARDAWAY, SR.

STATE OF TENNESSEE
Davidson County

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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 L. H. HARDAWAY, SR. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the CUMBERLAND BUILDERS, INC. the within named bargainor, a corporation, and that (he) 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 L. H. HARDAWAY, SR. as such President, and attesting the same by the said L. H. HARDAWAY, SR. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of January, 19 78

My commission expires 10/28/78

_____
Notary Public

WARRANTY DEED

FROM
CUMBERLAND BUILDERS, INC.

TO
CLIFTON H. PIERCE, et ux

BEATRICE D. PIERCE

PLEASE FILE BOX "7"

E 46639

IDENTIF. REFERENCE

JAN 18 12 23 PM '78

FELIX Z. [illegible] REGISTER
DAVID [illegible] CO. TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 18 78	CONV	44,800.00		
JAN 18 78 S'TAX			B* 116.48	
JAN 18 78 PR'FEE			B* .50	
JAN 18 78	W'DEED		B* 4.00	* 120.98