BOOK 5248 PAGE 662

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 34,900.00 Alester V. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY 19 78

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-82

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Alester V. Simmons (NAME)	Federated Financial Mortgage Corporation (NAME)	
612 Oakwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	2DU 23212

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, Lewis L. Ridley, Jr. et ux Ann Louise Ridley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alester V. Simmons et ux Opal T. Simmons

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 Lot No. 40 on the plan of Section One, Oakwood Terrace, of record in Book 4460, pages 54 and 55, Register's Office for said County.

SAID Lot No. 40 fronts 60.0 feet on the southerly margin of Oakwood Terrace and extends back 141.03 feet on the easterly line and 142.13 feet on the westerly line to a dead line in the rear, measuring 67.26 feet thereon.

BEING the same property conveyed to Lewis L. Ridley, Jr. and wife, Ann Louise Ridley by deed from Royal Enterprises of record in Book 4843, page 751, Register's Office for Davidson County, Tennessee.

TOGETHER with an easement for driveway purposes across the easterly 5 feet of Lot No. 39 on said plan of said subdivision, appurtenant to said Lot No. 40, which easement was created by instrument of record in Book 4826, page 825, as such instrument was corrected by instrument recorded immediately prior to the recording hereof, all in said Register's Office.

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

This is unimproved ( ) improved (XX) property, known as 612 Oakwood Terrace (House Number) (Street) Antioch, Tn 37013 (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 31ST day of JANUARY, 19 78

Lewis L. Ridley, Jr. — Ann Louise Ridley

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 Lewis L. Ridley, Jr. et ux Ann Louise Ridley

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 31ST day of JANUARY 19 78

Commission expires 3-8-80

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
Lewis L. Ridley, Jr.

TO
Alester V. Simmons

E 48656

IDENTIF. REFERENCE

FEB 1 3 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

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

FEB-1 78	CONV	34,900.00				
FEB-1 78	S'TAX		B*	90.74		
FEB-1 78	PR'FEE		B*	.50		
FEB-1 78	W'DEED		B*	4.00	*	95.24