BOOK 5260 PAGE 867

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,300.00

John Lloyd Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 1978

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: Nov 12, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lloyd Lane (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	34-10-55
329 Dinwiddie Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS)	11 D 27195
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	

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, JAMES N. PHILLIPS AND WIFE, FRANCES A. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LLOYD LANE AND WIFE, EDITH ROSE LANE

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. 31 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 60.5 feet on the northerly side of Dinwiddie Drive, and runs back 123.1 feet on the easterly line and 126.9 feet on the westerly line, to a dead line in the rear on which it measures 56 feet.

BEING the same property conveyed to James N. Phillips and wife, Frances A. Phillips by deed from John R. Parke and wife, Linda F. Parke of record in Book 4344, page 94, said Register's Office.

THIS CONVEYANCE is made subject to any and all existing easements and restrictions of record, especially those of record in Book 3405, page 286 and those shown on the Plan of record in Book 3300, page 74, said Register's Office.

This is unimproved ( ) improved (X) property, known as 329 Dinwiddie Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee (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 hands this 22Th day of February, 19 78

James N. Phillips
JAMES N. PHILLIPS

Frances A. Phillips
FRANCES A. PHILLIPS

NOTARY PUBLIC RICHARD L. COLONIAL HEIGHTS

STATE OF TENNESSEE

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STATE OF VIRGINIA
CITY OF Colonial Heights

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Phillips and wife, Frances A. Phillips

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 Colonial Heights Virginia, ~~Tennessee~~, this 22th day of FEBRUARY 1978.

Commission expires MY COMMISSION EXPIRES JUNE 22, 1980

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

54077

IDENTIF. REFERENCE

MAR 10 9 29 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
[illegible] AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

File Box 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 10 78	CONV	24,300.00			
MAR 10 78	S'TAX		B*	63.18	
MAR 10 78	PR'FEE		B*	.50	
MAR 10 78	W'DEED		B*	4.00	* 67.68