FILED FOR

Form No. WD-1

BOOK 5263 PAGE 680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17Th DAY OF MARCH 19 78.

Notary Public

MY COMMISSION EXPIRES: 9-22-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Kimbro (NAME)	Federated Financial Mortgage Corp (NAME)	MAP 162-10
604 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway #700 (STREET ADDRESS)	PARCEL 168
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	5DU-61302

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. Ditty and wife Margaret G. Ditty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Kimbro and wife Cathey E. Kimbro

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. 173, on the plan of Brook-View Estates, Section 2, as of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James N. Ditty et ux. Margaret G. Ditty by deed from Robert L. Dunn et ux. Karen B. Dunn, as of record in Book 5073, Page 628, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4689, Page 461, Register's Office for said County.

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

This is unimproved ( ) improved (X) property, known as 604 Roxanne Drive (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 17Th day of MARCH 19 78

James N. Ditty X

Margaret G. Ditty X

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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 James K. Ditty and wife Margaret G. Ditty

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 17th day of March, 19 78

Commission expires 2-22-81

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and (they) _____, 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
James K. Ditty

TO
James V. Kimbro

E 55358

IDENTIF. REFERENCE

MAR 20 9 25 AM '78

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

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR 20 78	CONV	44,000.00			
MAR 20 78	S'TAX		B*	114.40	
MAR 20 78	PR'FEE		B*	.50	
MAR 20 78	W'DEED		B*	4.00	* 118.90