FORM NO. WD-1

BOOK 5270 PAGE 735

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10-25-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley Carter Nichols (NAME)	Federated Financial Mortgage Corp. (NAME)	Map 162-7
82 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS)	Par. 32
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	5DU 41826

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~~ XX I, RONALD E. BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY CARTER NICHOLS and wife, JANICE MARIE NICHOLS

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. 21 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96.

SAID Lot No. 21 fronts 76.10 feet on the northerly side of Tusculum Road and extends back 145.6 feet on the easterly line and 143.3 feet on the westerly line, to a line in the rear on which it measures 73.0 feet.

BEING the same property conveyed to Ronald E. Barnes, unmarried, by deed from Gehlert D. Smith, and wife, Marilyn H. Smith, of record in Book 4469, page 107, Register's Office for Davdison County, Tennessee.

unimproved ( )
This is improved (X) property, known as 82 Tusculum Road, Nashville, Tennessee 37211
(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 my hand this 4th day of April, 19 78

Ronald E. Barnes Elaine Barnes

RONALD E. BARNES

STATE OF TENNESSEE
Davidson County

BOOK 5270 PAGE 736

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD E. BARNES et ux Elaine

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1978.

Commission expires 10/28/78

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
RONALD E. BARNES

TO
STANLEY CARTER NICHOLS and wife,
JANICE MARIE NICHOLS

Please record and file in Box "7"
Alan L. Saturn, Attorney

E 5 8 6 2 4

IDENTIF. REFERENCE

APR 7 12 23 PM '78

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-7-78	CONV	41,800.00			
APR-7-78	S'TAX		B*	108.68	
APR-7-78	PR'FEE		B*	.50	
APR-7-78	W'DEED		B*	4.00	* 113.18