THIS INSTRUMENT PREPARED BY:
MILLER, MARTIN, HITCHING, TIPTON,
LENIHAN AND WATERHOUSE, ATTORNEYS
10TH FLOOR, VOLUNTEER BUILDING
CHATTANOOGA, TENNESSEE 37402

BOOK 5289 PAGE 595

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP AND PARCEL NOS.
Freddie A. Goggins 108 Cedarmont Court Antioch, Tenn. 37013	Commerce Union Bank 1 Commerce Place, Rl Estate Div Nashville, Tenn. 37239	5DU 32343 Map 162-13 Par 41

TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the FEDERAL DEPOSIT INSURANCE CORPORATION, as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee (hereinafter called the "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Freddie A. Goggins, et ux Brenda F. Goggins (hereinafter called "Grantee (s)") ~~(his)~~ ~~(her)~~ (their) (heirs) ~~(xxx xxxxxxxxx)~~ and assigns, certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 40 on the Plan of revised Section 1, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office of said County.

**

The above property is included in and is a "remaining asset" as described in the Agreement of Sale, which is attached as Exhibit "B" to the Order Authorizing Sale of Assets, Transfer of Liabilities, and Transfer of Trust Powers, filed on February 16, 1976, In the Matter of the Liquidation of the Hamilton National Bank, Chattanooga, Tennessee, in the United States District Court for the Eastern District of Tennessee, Civil No. 1-76-32. Grantor represents that all conditions precedent contained in Section 3 of Exhibit "B" to the above described order have been satisfied.

For prior title reference see: Quitclaim Deed Book 5254, Page 944 Davidson County, Tennessee

SUBJECT TO 1978 ad valorem taxes, which are assumed by the Grantee, and to restrictive covenants and easements of record.

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TO HAVE AND TO HOLD the said real estate unto the said Grantee (s) ~~(his)~~ ~~(her)~~ (their) (heirs) ~~(xxxxxxxxxxxx)~~ and assigns, forever, IN FEE SIMPLE.

GRANTOR warrants and will forever defend the right and title to the above described property unto Grantee (s) (~~his~~) (~~her~~) (their) (heirs) (~~its successors~~) and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 28th day of February, 1978.

FEDERAL DEPOSIT INSURANCE CORPORATION
AS LIQUIDATOR OF THE HAMILTON NATIONAL
BANK, CHATTANOOGA, TENNESSEE.

BY: _____
David C. Stickerod
Ass't Chief, Division of Liquidation

CITY OF WASHINGTON)
DISTRICT OF COLUMBIA)

Before me, Doris M. Skiles, of the District of Columbia, personally appeared David C. Stickerod, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Chief, Division of Liquidation, of The Federal Deposit Insurance Corporation, as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee, the within named bargainor, a Corporation, and that he, as such Assistant Chief, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing of the name of the Corporation by himself as Assistant Chief.

WITNESS my hand and seal, at office in Washington, D. C., this 28th day of February, 1978.

DORIS M. SKILES NOTARY PUBLIC DISTRICT OF C

_____
NOTARY PUBLIC

(SEAL)

My commission expires: July 14, 1980

STATE OF TENNESSEE)
)
COUNTY OF)

WE hereby swear or affirm that the actual consideration for this transfer, or value of the property, transferred, whichever is greater, is $ 43,000.00, which amount is equal to or greater than the amount which the property transferred would convey at a fair and voluntary sale.

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IDENTIF. REFERENCE

MAY 24 | 55 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Freddie A. Higgins
PURCHASER

Brenda Sue Higgins
PURCHASER

Subscribed and sworn to before me this 19th day of May, 1973.

Patricia L. Spicer
NOTARY PUBLIC

PATRICIA L. SPICER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(seal)

My commission expires: 9-8-79

** Grantor conveys to Grantee all of Grantor's right, title and interest in that certain easement conveyed to Grantor by James H. Kirby, Jr. and wife, Shirley A. Kirby by instrument of record in Book 5288, page 186, said Register's Office.

MAY24 78	CONV	43,000.00			
MAY24 78 S'TAX			B*	111.80	
MAY24 78 PR'FEE			B*	.50	
MAY24 78	W'DEED		B*	6.00	* 118.30

Raw 1 Box 8 Coz

WILKINS, ARNETT & [illegible], ATTYS.
FIDELITY [illegible] BUILDING
401 [illegible] STREET
NASHVILLE, [illegible] 37219