BOOK 5294 PAGE 335

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Mary F. Zeller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STANLEY E. ZELLER, SR. (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	
307 Wimpole Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	119-4
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	58

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, I, BESSIE R. KIMBRO, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY E. ZELLER, SR., and wife, MARY F. ZELLER

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. 19 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office for said County.

SAID Lot No. 19 is described as follows:

BEGINNING on the northerly margin of Wimpole Drive at the corner of Lots Nos. 18 and 19; thence with the line between said lots northwardly 330.6 feet, more or less, to the center of Mill Creek; thence with the center of said Creek westwardly 220 feet, more or less, to the northwest corner of Lot No. 19; thence with the west line of said lot and the east line of a 60 foot avenue southwardly 209.3 feet, more or less, to a concrete monument, the beginning of a curve; thence around said curve with a radius of 25 feet to the northerly margin of Wimpole Drive; thence with said Drive southeastwardly 57.2 feet to the beginning.

BEING the same property conveyed to Clarence G. Kimbro and wife, Bessie R. Kimbro by deed from Glencliff Estates, of record in Book 2024, page 639, Register's Office for Davidson County, Tennessee. The said Clarence G. Kimbro having since died.

This is unimproved ( ) improved (X) property, known as 307 Wimpole Drive, 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 2nd day of June, 19 78

Bessie R Kimbro
BESSIE R. KIMBRO

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BESSIE R. KIMBRO, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 19 78

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
BESSIE R. KIMBRO

TO
STANELY E. ZELLER, SR., et ux
MARY F. ZELLER

PLEASE FILE BOX "7"

E 6 9 2 2 3

IDENTIF. REFERENCE

JUN 6 8 31 AM '78

FELIX Z. WILCOXEN, REGISTER
DAVIDSON COUNTY, TENN.

JUN-6 78	CONV	43,500.00			
JUN-6 78	S'TAX		B*	113.10	
JUN-6 78	PR'FEE		B*	.50	
JUN-6 78	W'DEED		B*	4.00	* 117.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.