FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 78

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(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
THOMAS F. McCUNE, et ux (NAME)	FEDERATED FINANCIAL MORTGAGE CORPORATION (NAME)	75-13
313 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	177
Hermitage, Tennessee 37076 (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, CLARA M. CALVERT by SANDRA C. HALE and JERRY LOWELL CALVERT, Heirs at Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS F. McCUNE and wife, JUNAN H. McCUNE

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:

HOUSE and lot located at 313 Bonnaridge Drive and being lot No. 53 of Hermitage Hills Subdivision, Section I, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

LOT No. 53 fronts 90 feet along the northeasterly margin of Bonnaridge Drive and runs back 154 feet on the southeasterly line and 156.5 feet on the northwesterly line to a line at the rear measuring 77 feet thereon.

BEING the same property conveyed to Clara M. Calvert by warranty deed from Linda M. Wolfe Clarke of record in Book 4427, page 477, Register's Office for Davidson County, Tennessee, the said Clara M. Calvert having since died, and the said Jerry Lowell Calvert having been appointed Executor of her estate by Order No. 64772 of the Probate Court of Davidson County, Tennessee.

Sandra C. Hale, a Single person, who, along with Jerry Lowell Calvert, are the sole beneficiaries of the Estate of Clara M. Calvert, joins in this conveyance to convey whatever interest she may have in said property.

This is unimproved ( ) improved (XX) property, known as 313 Bonnaridge Drive, Hermitage, Tennessee 37076
(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 30th day of May, 19 78

CLARA M. CALVERT

Sandra C. Hale

By: Jerry Lowell Calvert, Executor

Sandra C. Hale

JERRY LOWELL CALVERT, Executor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Lowell Calvert, Executor of the Estate of Clara M. Calvert and Sandra C. Hale

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 19 78

Commission expires 8/15/79

Betty G. Ehlemann
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 ESTATE OF CLARA M. CALVERT

TO THOMAS F. McCUNE, et ux

E 6 9 5 5 6

IDENTIF. REFERENCE

JUN 7 9 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-7 78	CONV	35,500.00				
JUN-7 78	S'TAX		B*	92.30		
JUN-7 78	PR'FEE		B*	.50		
JUN-7 78	W'DEED		B*	4.00	*	96.80