FORM NO. WD-1

BOOK 5321 PAGE 213

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(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
RONALD F. TOMAN ,et al (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	MAP 24
485-A Dry Creek Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	PARCEL
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	73

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, SANDRA C. HUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD F. TOMAN and NANCY J. STANLEY

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 the 10th Civil District of Davidson County, Tennessee, described as follows:

TRACT 1

BEING in the 10th Civil District, and described as follows: BEGINNING in the center of Dry Creek Road, at the southwest corner of the property conveyed to H. L. Redding, Sr. and wife, by deed in Book 1877, page 165, Register's Office; thence south 62° east 191.75 feet with the center line of Dry Creek Road; thence leaving said road, north 29° 08' east 230.7 feet to an iron pin; thence north 71° 54' west 170.6 feet to an iron pin in the west property line of H. L. Redding, Sr. and wife; thence south 36° west 203.2 feet with said property line to the beginning, containing 0.89 acres, according to a survey made by Solon E. Davis, Consulting Engineer, on September 12, 1961.

BEING the same property conveyed to Murray Wayne Hunter and wife, Sandra C. Hunter by deed from Pauline B. Harris of record in Book 4498, page 614, Register's Office for Davidson County, Tennessee. The said Murray Wayne Hunter and wife, Sandra C. Hunter having since been divorced, with title to said property being vested in Sandra C. Hunter by decree of the Circuit Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 485-A Dry Creek Road, Goodlettsville, Tennessee 37072
(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 31st day of July, 19 78

Sandra C. Hunter

SANDRA C. HUNTER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SANDRA C. HUNTER

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 31st day of July 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
SANDRA C. HUNTER

TO
RONALD F. TOMAN and
NANCY J. STANLEY

E 8 1 1 0 4

IDENTIF. REFERENCE

AUG 7 8 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-7 78	CONV	44,500.00			
AUG-7 78	S'TAX		B*	115.70	
AUG-7 78	PR'FEE		B*	.50	
AUG-7 78	W'DEED		B*	4.00	* 120.20