FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY 1161 Murfreesboro Rd. Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Adams (NAME)	Federated Financial Mtg. Corp. (NAME)	75-6
307 Monaco Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle, 75 Parkway, Suite 700 (STREET ADDRESS)	119
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	4 D 34925

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, Kirby Clifton and wife Pauline Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Adams et ux Sheila K. Adams

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. 16 on the Plan of Hermitage Estates Section 5, of record in Book 4175, page 67, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Kirby Clifton by deed of record in Book 5094, page 469, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee; especially to the restrictions of record in Book 4342, page 247, Register's Office, Davidson County, Tennessee, and to those easements and restrictions as shown on the recorded plan of record in Book 4175, page 67, Register's Office, Davidson County, Tennessee.

AUG-78	CONV	33,000.00			
AUG-78	S'TAX		B*	85.80	
AUG-78	PR'FEE		B*	.50	
AUG-78	W'DEED		B*	4.00	* 90.30

This is (unimproved) (improved) property, known as 307 Monaco 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 our hands this 31st day of July, 1978

Kirby Clifton
KIRBY CLIFTON

Pauline Clifton
PAULINE CLIFTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Clifton

Pauline Clifton

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 3rd day of August, 1978.

Commission expires 2/28/81

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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

TO

E 81227

IDENTIF. REFERENCE

AUG 7 10 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #15

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Kirby Clifton 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 offcial seal at Nashville, Tennessee, this 31st day of July, 1978.

William B. Bragg
Notary Public

My Comm. expires: November 12, 1978