E81402

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FORM NO. WD-1

IDENTIF. REFERENCE

AUG 7 3 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 78

Notary Public

MY COMMISSION EXPIRES:

(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
LOUIS M. LOHMAN, JR., et ux (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	3D-42392
217 Dellrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	84-15
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	45

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, MICHAEL H. MAYNARD and wife, SANDRA A. MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS M. LOHMAN, JR., and wife, WANDA J. LOHMAN

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. 31 on the Plan of Donelson Meadows as of record in Book 1835, page 35, Register's Office, Davidson County, Tennessee.

SAID Lot No. 31 fronts 110 feet on the easterly margin of Dellrose Avenue and runs back 105 feet in an easterly direction to a point; thence running southerly 135 feet to a point; thence running 80 feet in a westerly direction to the b eginning of a curve measuring 39.3 feet to the point of beginning.

BEING the same property conveyed to Michael H. Maynard and wife, Sandra A. Maynard by deed from Franklin W. Kennedy and wife, Frances Kennedy of record in Book 4649, page 525, Register's Office for Davidson County, Tennessee.

AUG-7[78]	CONV	36,000.00			
AUG-7[78] S'TAX			B*	93.60	
AUG-7[78] PR'FEE			B*	.50	
AUG-7[78]	W'DEED		B*	4.00	* 98.10

This is unimproved ( ) improved (X) property, known as 217 Dellrose Avenue, Nashville, Tennessee 37214
(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 hand s this 27th day of July, 19 78

Michael H. Maynard
MICHAEL H. MAYNARD

Sandra A. Maynard
SANDRA A. MAYNARD

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 MICHAEL H. MAYNARD and wife, SANDRA A. MAYNARD

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th 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
MICHAEL H. MAYNARD, et ux

SANDRA A. MAYNARD

TO
LOUIS M. LOHMAN, JR., et ux

WANDA J. LOHMAN

PLEASE FILE BOX "7"

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.