BOOK 5340 PAGE 208

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 19 78

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William B. Gregory, Attorney 1161 Murfreesboro Road Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben L. Dyer et ux (NAME)	Federated Financial Mtg. Corp. (NAME)	83-5-264
1302 Edgewood Place (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	23W-10469
Nashville, Tn. 37206 (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, Fred C. Gardner and wife, Cynthia R. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben L. Dyer and wife, Joy I. Dyer

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 23rd ward of the City of Nashville, Davidson County, Tennessee being Lot No. 35 on the Map of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 322, page 73, Register's Office for said County.

SAID Lot No. 35 fronts 60 feet on the southerly side of Edgewood Place and runs back between lines 147 feet on the easterly side and 149 feet on the westerly side to an alley measuring 60 feet on said alley.

BEING the same property conveyed to Fred C. Gardner and wife, Cynthia R. Gardner by deed from Frank E. Stephens and wife Catherine B. Stephens of record in Book 5058, page 729, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1302 Edgewood Place Nashville, Tennessee 37206
(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 13th day of September, 1978

Fred C Gardner — FRED C. GARDNER

Cynthia R Gardner — CYNTHIA R. GARDNER

BOOK 5340 PAGE 209

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred C. Gardner and wife Cynthia R. Gardner

the bargainors, 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 13th day of September 1978

Commission expires Nov 12, 1978

William B. Gregory
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) acknowledged (themselves) (himself) 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

Fred C. Gardner and wife,

Cynthia C. Gardner

TO

Ben L. Dyer and wife,

Joy I. Dyer

E 89702

IDENTIF. REFERENCE

SEP 20 1 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY
Attorney at Law
Suite 358 Executive South
1161 Murfreesboro Road
Nashville, TN 37217
File Box #15

SEP 20 78	CONV	28,000.00			
SEP 20 78	S'TAX		B*	72.80	
SEP 20 78	PR'FEE		B*	.50	
SEP 20 78	W'DEED		B*	4.00	* 77.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.