This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Elliott	Federated Financial Mtge.Corp.	15 DZ-18935
(NAME) 1414 B Norvell Avenue	(NAME) 1000 Circle 75 Parkway -Suite 700	Map 61-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Atlanta, Georgia 30339	Parcel 264
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5342 PAGE 49

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtedness payable to Federated Financial Mortgage Corporation in the original principal amount of $23,850.00; and secured by a deed of trust of record in Book 5241, page 237, Register's Office for said County.

We, Charles D. Steward and wife, Mary J. Steward,

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Elliott, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the west 20 feet front and 20 feet 2 inches rear of Lot 44 and the east 40 feet front and 40 feet 3 inches rear of Lot No. 34 on the Plan of M.N. Young's Inglewood Annex as of record in Book 547, page 197, Register's Office for said County.

Said parts of Lots adjoin and front together 60 feet on the southerly side of Norvell Avenue and runs back between lines, 205 feet on the easterly line of part of Lot No. 44, and 211.2 feet on the westerly line of part of Lot No. 45 to a dead line in the rear measuring 60.5 feet thereon.

Being the same property conveyed to Charles D. Steward and wife, Mary J. Steward by deed from Milton Merry and wife, Maude Merry, of record in Book 5241, page 235, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,807.00

Subscribed and sworn to before me, this the 15th day of September, 19 78

James A. Elliott
Affiant

My commission expires: 2/2/81
(Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 1414 B Norvell Avenue (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James A. Elliott, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Elliott, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* September, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles D. Steward

Mary J. Steward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles D. Steward and wife, Mary J. Steward, *the within named 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 Madison, Tennessee, *this* 15th *day of* September, *19* 78.

Diane G. Hagan
Notary Public

Commission expires 2/2/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Charles D. Steward et ux

TO

James A. Elliott

E 90528

IDENTIF. REFERENCE

SEP 25 2 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 25 78 CONV 26,807.00
SEP 25 78 S'TAX B* 69.68
SEP 25 78 PR'FEE B* .50
SEP 25 78 W'DEED B* 4.00 * 74.18

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
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CHICAGO, ILLINOIS