BOOK 5352 PAGE 677

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32500.00

30,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James D. Morgenstern (NAME) | Federated Financial Mortgage Corporation (NAME) | MAP 96-10 |
| 2847 Teakwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 1000 Circle 75 Parkway, # 700 (STREET ADDRESS) | PAR 78 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | 3DZ-58804 |

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, Roy T. Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Morgenstern and wife Marcia J. Morgenstern

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 Davidson County, Tennessee, being Lot No. 239 on the Plan of Cloverhill Section 6, as of record in Book 2133, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Roy T. Alexander by deed from Ernest L. Yates, Jr., of record in Book 5332, page 123, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 2847 Teakwood Drive (House Number) (Street) Nashville, TN 37214 (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 16TH day of OCTOBER, 19 78

Roy T. Alexander

STATE OF TENNESSEE
Davidson County

BOOK 5352 PAGE 678

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy T. Alexander

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 official seal at Nashville, Tennessee, this 16TH day of OCTOBER 19 78

Commission expires 10/26/78

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 Roy T. Alexander

TO James D. Morgenstern

E 9 5 1 7 7

IDENTIF. REFERENCE

OCT 19 9 26 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Back

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT 19 78 | CONV | 30,500.00 | | | |
| OCT 19 78 | S'TAX | | B* | 79.30 | |
| OCT 19 78 | PR'FEE | | B* | .50 | |
| OCT 19 78 | W'DEED | | B* | 4.00 | * 83.80 |