BOOK 5365 PAGE 476

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,500.00 Michael Alan McGowan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-25-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| Michael Alan McGowan (NAME) | Federated Financial Mortgage Corporation (NAME) | 6DA-30313 |
| 217 East Radnor Street (STREET ADDRESS OR ROUTE NUMBER) | 1000 Circle 75 Parkway, #700 (STREET ADDRESS) | MAP 119-14 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | PARCEL 289 |

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, Rita Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Alan McGowan and wife Catherine A. McGowan

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. 73 on the Map of Pleasant View Subdivision of Mrs. McCombs Property as of record in Book 421, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed Rita Johnson by Quitclaim Deed from James A. Johnson and Rita Johnson through Patricia Paul, Trustee, of record in Book 5363, page 303, Register's Office for Davidson County, Tennessee.

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

This is (unimproved ( ) / improved (X)) property, known as 217 East Radnor Street (House Number) (Street) Nashville, TN 37211 (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 NOVEMBER, 1978

Rita Johnson, unmarried Rita Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Johnson, unmarried

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 16TH day of NOVEMBER, 19 78.

Commission expires 2-21-79

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

File By //

WARRANTY DEED

FROM
Rita Johnson, unmarried

TO
Michael Alan McGowan

F-0084.7

IDENTIF. REFERENCE

Nov 20 8 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV20 78 | CONV | 31,500.00 | | | | |
| NOV20 78 | S'TAX | | B* | 81.90 | | |
| NOV20 78 | PR'FEE | | B* | .50 | | |
| NOV20 78 | W'DEED | | B* | 4.00 | * | 86.40 |