FORM NO. WD-1

BOOK 5383 PAGE 51

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,956.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT ROBIE et ux (NAME)	FEDERATED FINANICAL MTG. CORP. Suite 700 (NAME)	4D 68328
656 Hidden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway (STREET ADDRESS)	76-5
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	94

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, TONY DAVID HAMILTON and wife, DEBRAH K. HAMILTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT ROBIE and wife, EDWENA ROBIE

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. 96 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 96, which is a corner lot, fronts 136.42 feet on the northeasterly margin of Hidden Hill Drive and fronts 75.0 feet on the northwesterly margin of Shadowlawn Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.41 feet on the northerly line and 125.0 feet on the northeasterly line to a point of intersection.

BEING the same property conveyed to Tony David Hamilton and wife, Debrah K. Hamilton by deed from Bobby Smith Builders, Inc. of record in Book 5290, page 85, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation of record in Book 5290, page 87, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 656 Hidden Hill Drive, Hermitage, TN 37076
(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 8th day of January, 1979

Tony David Hamilton

Debrah K. Hamilton

Tony David Hamilton

STATE OF TENNESSEE
Davidson County

BOOK 5383 PAGE 52

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony David Hamilton and wife, Debrah K. Hamilton

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 8th day of January 19 79

Commission expires 11-17-80

Notary Public

PERCY LEE LARGE NOTARY PUBLIC STATE OF TENNESSEE

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

TONY DAVID HAMILTON et ux

TO

ROBERT ROBIE et ux

F. 0 8 6 1 3

IDENTIF. REFERENCE

JAN 9 9 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (dj)

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JAN-9 79	CONV	41,956.29			
JAN-9 79	S'TAX		B*	109.20	
JAN-9 79	PR'FEE		B*	.50	
JAN-9 79	W'DEED		B*	4.00	* 113.70