Prepared By:

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Form No. WD-1

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

41,500.00

Paul E. Towery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 79

Patsy B. Frances
Notary Public

MY COMMISSION EXPIRES: 4-18-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Towery (NAME)	Federated Financial Mortgage Corporation (NAME)	on MAP 74-12
421 Bonnawood Court (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	PAR 50
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 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 William J. Harder and wife Dorothy Anne Harder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Towery and wife Lynn S. Towery

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. 619 on the Plan of Hermitage Hills, Section 6, as of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 619 fronts 47.12 feet on the southerly margin of Bonnawood Court and runs back between lines measuring 160.3 feet on the easterly side and 135 feet on the westerly side to a line in the rear on which it measures 180.89 feet.

BEING the same property conveyed to William John Harder and wife, Dorothy Anne Harder by deed from Margaret M. Churchman, of record in Book 4537, page 517, Register's Office for Davidson County, Tennessee.

William J. Harder and William John Harder are one and the same person.

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

This is ( ) unimproved ( ) improved XX property, known as 421 Bonnawood Court (House Number) (Street) Hermitage, Tn. 37076 (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 hand s this 12TH day of JANUARY, 19 79

William J. Harder — William J. Harder

Dorothy Anne Harder — Dorothy Anne Harder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Harder and wife Dorothy Anne Harder

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 12TH day of JANUARY 19 79

Commission expires 1-18-82

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
William J. Harder

TO
Paul E. Towery

F. 1.0.7.6 8.

IDENTIF. REFERENCE

JAN 22 3 58 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN22 79	CONV	41,500.00			
JAN22 79	S'TAX		B*	107.90	
JAN22 79	PR'FEE		B*	.50	
JAN22 79	W'DEED		B*	4.00	* 112.40

WILLIAM B. GREGORY,
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