WARRANTY DEED

BOOK 5390 PAGE 750

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55506

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Pharris (NAME)	Federated Financial Mort. Corp. (NAME)	75-8
636 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	Par 69 1st
Hermigage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 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, Everette R. Martin and wife, Elizabeth L. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Pharris and wife, Shirley J. Pharris

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. 222 on the Plan of Tulip Grove Subdivision, Section IV, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 89 feet on the Southerly margin of Topeka Drive and extends back between two lines, 140.34 feet on the westerly line and 140.32 feet on the easterly line to a line in the rear measuring 89 feet thereon.

Being the same property conveyed to Everett R. Martin and wife, Elizabeth L. Martin by deed from William J. Behel and wife, Edna K. Behel of record in Book 5309, page 173, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 6/8/77 and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5157, page 561, and note of even date thereby secured, in the original principal amount of $42,500.00, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the *(over)

This is unimproved ( ) improved (X) property, known as 636 Topeka 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 hand s this 29th day of January, 1979

Everette R. Martin

Elizabeth L. Martin

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everette R. Martin and wife, Elizabeth L. Martin

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, TN. this 30 day of January, 19 79

Commission Expires 7-18-81 Judy Millsaps Notary Public

STATE OF
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 purpose 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

*guaranty or insurance of the indebtedness above mentioned.

For the purposes of this instrument EVERETTE R. MARTIN and EVERETT R. MARTIN are one and the same person.

F. I. 2035

IDENTIF. REFERENCE

JAN 30 1 49 PM '79

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

JAN30 79	CONV	55,506.00			
JAN30 79	S'TAX		B*	144.30	
JAN30 79	PR'FEE		B*	.50	
JAN30 79	W'DEED		B*	4.00	* 148.80

MAIL TO:
W. G. TRABER
P.O. Box 22455
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Everette R. Martin et ux

TO
Richard D. Pharris et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York