7186 03/07 82.24- CHECK

BOOK 5402 PAGE 730

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 79

Notary Public

MY COMMISSION EXPIRES: 01-13-82

(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
Wardell Smith (NAME)	Federated Financial Mortgage Corp. (NAME)	82-7-64
822 Stockell Street (STREET ADDRESS OR ROUTE NUMBER)	1000 Ciecle 75 Parkway, #700 (STREET ADDRESS)	20W-16125
Nashville, Tennessee 37207 (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 Hardy heirs by Minnie Adams and Edward B. Mayo, Attorney-in-Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wardell Smith and wife Mary Ann Smith

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. 95 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, as of record in Book 57, page 25, Regiser's Office for said County, to which plan reference is here made for a more complete description.

BEING the same property conveyed to William Hardy, single, by deed from Royce Norman and wife, Beverly Faye Norman of record in Book 4247, page 740, said Register's Office. The said William Hardy is now deceased and his only surviving heirs are Zairrea Hardy, Thomas Hardy, Rena Ellis, Beuhah McDonald, Lucille Stover, Minnie Adams, Minnie H. Turner, and John R. Walker.

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

This is unimproved ( ) improved (X) property, known as 822 Stockell Street (House Number) (Street) Nashville, Tennessee 37207 (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 20 th day of February , 19 79

WILLIAM HARDY heirs By MINNIE ADAMS
Edward B. Mayo, Attorney in Fact

Edward B. Mayo attys in fact Minnie Adams

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 Minnie Adams

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 30th day of February, 19 79

Commission expires 1-19-82

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 (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

TO

F. 1. 7. 3 2. 6.

IDENTIF. REFERENCE

MAR 7 4 05 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1979, before me personally appeared, Edward B. Moyo, to me known to be the person who executed the foregoing instrument in behalf of Zairrea Hardy, Thomas Hardy, Rena Ellis, Beuhah McDonald, Lucille Stover, Minnie H. Turner and John R. Walker, and acknowledged that he executed the same as the free act and deed of said Zairrea Hardy, Thomas Hardy, Rena Ellis, Beuhah McDonald, Lucille Stover, Minnie H. Turner and John R. Walker.

Edward B. Moyo

NOTARY PUBLIC

My Commission Expires: 4-23-82

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29550.00- CAMT.	
			77.74 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	82.24-
7186A03/07/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-17326

IDENTIFICATION

MAR 7 4 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]