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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

24,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: 10-20-80

(AFFIX SEAL)

Returnto:

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
Leonard E. Hale (NAME)	Federated Financial Mortgage Corporation (NAME)	60-16-51
2037 Brunswick Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	1262-1220
Nashville, Tn 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, Robert W. Watts and wife Brenda Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard E. Hale and wife Mary E. Hale

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 part of Lot No. 40 on the map of Capitol View Subdivision, of record in Book 974, pages 54 and 55, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of a 50 foot proposed roadway, running south of and along the northerly line of Lot No. 40, said roadway running westerly from Brunswick Drive to the easterly margin of Alhambra Circle, said beginning point being 109.6 feet west of the westerly margin of Brunswick Drive, and 50 feet south of the northerly line of Lot No. 40; thence southerly 60 feet to the common line between Lots Nos. 40 and 55, at a point 109.6 feet west of the westerly margin of Brunswick Drive; thence with the line between Lots No. 40 and 55, westerly 110 feet to a point; thence northerly parallel to the first line, 60 feet to the southerly margin of said proposed roadway; thence with the margin of the same, easterly 114.3 feet to the beginning.

BEING the same property conveyed to Robert W. Watts and wife, Vicki B. Watts, by deed from Amy Rutherford Moseley of record in Book 4904, page 210, subsequently vested in Robert W. Watts individually by divorce decree dated September 29, 1976, Fourth Circuit Court for Davidson County,

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

Brenda Watts, present wife of Robert W. Watts enters into this conveyance to convey any interests she may have, especially any marital interests.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

Unimproved ( )
This is improved ( ) property, known as 2037 Brunswick Drive Nashville, Tn 37207
(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 19Th day of APRIL, 19 79

Robert W. Watts Robert W. Watts

Brenda Watts Brenda R. Watts

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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 Robert W. Watts and wife Brenda Watts

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 11th day of April, 19 79

Commission expires 10-20-80

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

WARRANTY DEED

FROM

Robert W. Watts

TO

Leonard L. Hale

F. 2 6 1 6 2

IDENTIF. REFERENCE

APR 26 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law
1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

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
			24450.00- CO	
			63.44 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	67.94-
8666A	04/26/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 26 11 62

I
IDENTIFICATION

APR 26 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679931