BOOK 5426 PAGE 815

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-20-80

(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
Dennis L. Waller	Federated Financial Mortgage Corporation	96-2-66
(NAME)	(NAME)	
2051 Blue Brick Drive	1000 Circle 75 Parkway, # 700	362-03200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN 37214	Atlanta, GA 30339	
(CITY) (STATE) (P. O. ZIP)	(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, Hoyal F. Johnson and Olene F. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis L. Waller and wife Rebecca J. Waller

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:

BEING the northerly parts of Lots Nos. 1 and 2 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwest intersection of Stewart's Ferry Road and the Tennessee Central Railroad right-of-way; thence with the margin of said railroad right-of-way southwesterly 159.5 feet to a point; thence northwesterly 235 feet, more or less, to the easterly margin of Blue Brick Drive; thence with the margin of the same, northerly 64.55 feet to the beginning of a curve; thence with said curve northeasterly 32.5 feet to the southerly margin of Stewart's Ferry Road; thence with the margin of the same, easterly 290 feet to the beginning.

BEING the same property conveyed to Hoyal F. Johnson, subject to the life estates of Herbert A. Phelps and wife, Olene F. Phelps by deed of record in Book 4703, page 300, the said Herbert A. Phelps having since deceased.

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

Jewell S. Johnson, wife of Hoyal F. Johnson enters into this conveyance to convey any and all interest she may have, especially any marital interests.

unimproved ( )
This is improved ( ) XX property, known as 2051 Blue Brick Drive (House Number) (Street) Donelson (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 19th day of April, 19 79

Hoyal F. Johnson

Olene F. Phelps by Hoyal F. Johnson

Jewell S. Johnson

BOOK 5426 PAGE 816

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loyal F. Johnson and Olene F. Phelps

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 19th day of April

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 (this 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

Loyal F. Johnson

TO

Peggie L. Hatter

F. 2 6 1 7. 4

IDENTIF. REFERENCE

APR 26 2 26 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

ACC. ORDER NO. C

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

BOOK 5426 PAGE 817

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
			45900.00- CO	
			119.34 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	123.84-
8678A	04/26/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 6 11 7 4

IDENTIFICATION

Apr 26 2 25 PM '79

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

No. 679943