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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 $_____

$ 28,000.00 Alvin L. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin L. Mann (NAME)	Federated Financial Mortgage Corporati	062-1-2
353 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Pkwy, Suite 700 (STREET ADDRESS)	5D041046
Nashville, TN 37211 (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, Altha M. Kieffer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin L. Mann et ux Tanya P. Mann

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, described according to a survey dated March 8, 1979 by Hal R. Swann, Jr., Tennessee Registered Land Surveyor No. 329, as follows:

BEGINNING at a point on the southerly margin of Tusculum Road located 0.426 miles, more or less, from Nolensville Road, said point also being the northwesterly corner of the Church of Christ property (Book 4621, page 388, Register's Office for said County); thence, with the Church's westerly property line S 2° 20' E 338.7 feet to a point in the northerly property line of David Vernon Smith (Book 5124, page 300, said Register's Office); thence, with Smith's northerly property line S 84° W 114.6 feet to the southeasterly corner of the George A. Gunselman property (Book 3255, page 217, said Register's Office); thence, with Gunselman's easterly property line N 6° W 332.0 feet to a point on the southerly margin of Tusculum Road; thence, with said margin eastwardly 137.0 feet to the point of beginning.***

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

***

BEING part of the property conveyed to George W. Kieffer and wife, Altha M. Kieffer by deed from Peggy D. Apple of record in Book 3924, page 558, said Register's Office. George W. Kieffer has since died.

This instrument is executed on behalf of Altha M. Kieffer by Harold L. Kieffer as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 353 Tusculum Road (House Number) (Street) Nashville, TN 37211 (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 my hand this 27TH day of APRIL, 1979

Altha M. Kieffer

by Harold L. Kieffer
Atty.-In-Fact

STATE OF TENNESSEE
Davidsoff County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Altha M. Kieffer

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 27TH day of APRIL 19 79

Commission expires _____

_____
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
Altha M. Kieffer

TO
Alvin L. Mann

F. 27061

IDENTIF. REFERENCE

MAY 1 4 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

return to: Box 8 jc
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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 Harold L. Kieffer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Altha M. Kieffer, as her Attorney in Fact as the free act and deed of the within named Altha M. Kieffer.

Witness my hand and offficial seal at Nashville, Tennessee, this the 27th day of April, 1979.

NOTARY PUBLIC

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 11-17-80

05/01 72[illegible]

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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

26000.00- CO
67.60 CO TX
.50 PRFEE
4.00 WDEED
CHECK 72.10-
9807A05/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.27.06 II

IDENTIF. REFERENCE

MAY 1 4 11 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 681043