This Instrument Prepared By:

BOOK 5440 PAGE 563

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
56-16-221	Mr. Bernard Sanderson	Federated Financial Mortg. Corp 1000 Circle 75 Parkway, #700 Atlanta, Georgia 30339
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 50000843
13DA-23110	612 Troy Court	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 29, 1977, in the original principal amount of $22,100.00, payable to Federated Financial Mortgage Corporation, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Albert L. Ellis and wife, Janice W. Ellis to Donald Robinson, Trustee, as of record in Book 5204, Page 432, Register's Office for Davidson County, Tennessee,

ALBERT L. ELLIS and wife, JANICE W. ELLIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD SANDERSON and wife, DOROTHY S. SANDERSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 218 on the Plan of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 218 fronts 35.5 feet on the westerly margin of Troy Court and extends back 130.0 feet between parallel lines to a line in the rear on which it measures 125.1 feet thereon.

BEING the same property conveyed to Albert L. Ellis and wife, Janice W. Ellis, by deed from Ewing Valley, Inc., of record in Book 5204, page 430, said Register's Office.

THIS conveyance is made subject to restrictions of record in Book 4551, page 440, Register's Office for Davidson County, Tennessee, and any existing easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as shown above and the 1979 taxes which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of May, 1979.

Janice W. Ellis

Albert L. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5440 PAGE 564

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Albert L. Ellis and wife, Janice W. Ellis 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, the 23rd day of May, 19 79.

Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 24,828.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May 19 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

F. 3. 1. 1 5. 0

WARRANTY DEED

FROM ALBERT L. ELLIS et ux.

TO BERNARD SANDERSON

IDENTIF. REFERENCE

MAY 25 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

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

BOOK 5440 PAGE 565

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
			24828.32- CO	
			64.48 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	68.98-
5097A	05/25/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. I. 5. 0.

IDENTIF. REFERENCE

MAY 25 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686151