2810 06/28 128.00- CHECK

BOOK 5457 PAGE 186

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$47,500.00 Michael E. Wardlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 79

Notary Public

MY COMMISSION EXPIRES: 8/30/80

(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
Michael E. Wardlow (NAME)	Federated Financial Mortgage Corporation (NAME)	162-13
412 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS)	Parcel 127
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 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, Theodore E. Carver, Trustee and Commerce Union Bank as Beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Wardlow et ux, Carol June Wardlow

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DXXXXXXX COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Davidson County

Being Lot No. 52 on the Plan of Monte Carlo Estates, Section two-A, as of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Theodore E. Carver, Trustee by deed from Sun Building Corporation of record in Book 5372, Page 71 Davidson County Register's Office.

Commerce Union Bank joins in as Beneficiary of the trust wherein Theodore E. Carver is Trustee on the above captioed premises.

Theodore E. Carver in executing this deed as trustee is doing so in his trust capacity only, and by virtue of said execution is not intending to incur any personal liability, nor to represent that he will be personally responsible for any warranties other than those with respect to his knowledge and actions as such trustee, and therefore joins in this deed and its warranties in his trust capacity only and warrants title only insofar as it may have been affected by his actions as such trustee.

Unimproved ( )
This is improved (XX) property, known as 412 Cedarmont Drive, Nashville, Tennessee 37013
(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 my hand this 7th day of June, 19 79

Theodore E. Carver, Trustee — Theodore E. Carver Trustee

Commerce Union Bank
BY:

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 Theodore E. Carver

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1979.

Commission expires Jan. 15, 1983

Notary Public

STATE OF TENNESSEE
Davidson County
Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank W. Farnum, III and with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the Executive Vice President and respectively of the Commerce Union Bank of Sumner County the within named bargainor, and corporation, and that (he) as such Executive Vice President 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 Frank Farnum, III as such Exec. Vice President, and attesting the same by the said Frank W. Farnum, III as such Exec. Vice President

Witness my hand and official seal at office at Gallatin on this the 7th day of June, 19 79

My commission expires July 15, 1981

Notary Public

WARRANTY DEED

FROM

TO

F. 37228

IDENTIF. REFERENCE

JUN 28 10 59 AM '79

FELIX E. ALSOBROOK JR. REGISTER
DAVIDSON COUNTY, TENN.

File Box 23

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

BOOK 5457 PAGE 188

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	128.00-
2810A06/28/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37228

IDENTIF. REFERENCE

JUN 28 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693647