File Box 23

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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 79

E. Brashears
Notary Public

~~MY COMMISSION EXPIRES: 2-28-81~~ Dep. Reg

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Grogan, Jr. etux (NAME)	Federated Fin. Mortg Corp. (NAME)	34 -13
138 OdetteSt., (STREET ADDRESS OR ROUTE NUMBER)	Suite 700 1000 Circle 75 Parkway (STREET ADDRESS)	181
Nashville, Tn., (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., 30339 (CITY) (STATE) (ZIP)	11025875

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, Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George P. Grogan, Jr., and wife, Brenda J. Grogan

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 Lot No. 24 Block D, Eastlawn Subdivision, as of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more accurate and complete description

Being a part of the same property conveyed to Howard L. Caughron by deed from Mable Bond Omohundro, a widow, of record in Book 5124, page 737, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 138 Odette, St., Madison, Tn., 37215
(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 3 day of August 19 79

Howard L. Caughron

Marguerite Caughron by
Howard L. Caughron

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 Howard L. Caughron

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 3rd day of August 19 79

Commission expires 2-28-81

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of Aug 1979, before me personally appeared Howard L. Caughron, to me known to be the person who executed the foregoing instrument in behalf of Marguerite Caughron, and acknowledged that he executed the same as the free act and deed of said Marguerite Cuaghron.

Done in Offices at Nashville, Tennessee, the day and date set out above.

Notary Public

My Comm. Exp.: 2-28-81

WARRANTY DEED

FROM HOWARD L. CAUGHRON ET UX

TO GEORGE P. GROGAN, JR. ETUX

F 47306

IDENTIF. REFERENCE

AUG 20 3 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File 23 ABF

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5614 08/20 09.34 CHECK

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

RECEIVED OF _____

FOR _____

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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

28400.00- CO
73.84 CO TX
.50 PRFE
6.00 WDEED
CHECK 80.34-
5614A08/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47306

IDENTIF. REFERENCE

AUG 20 3 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706089