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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:

38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 19 79

Notary Public

MY COMMISSION EXPIRES: 10/20/80

(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 |
|---|---|---|
| David C. Jones (NAME) | Federated Financial Mortgage Corporation (NAME) | MAP 77-9 |
| 220 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER) | 1000 Circle 75 Parkway, # 700 (STREET ADDRESS) | PARCEL 27 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | 4D-34605 |

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, William A. Sellars and wife Janice J. Sellars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Jones and wife Sarah Leona Jones

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. 122 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 70 feet on the westerly margin of Bonnafield Drive and extends back between lines measuring 157.5 feet on the northerly line and 155.6 feet on the southerly line to a broken line in the rear on which it measures 120 feet.

Being the same property conveyed to William A. Sellars and wife, Janice L. Sellars by deed from William Eugene Scott and wife, Mary K. Scott of record in Book 4508, page 314, Register's Office for Davidson County, Tennessee.

Janice L. Sellars and Janice J. Sellars are one in the same person.

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

unimproved ( )
This is improved (X) property, known as 220 Bonnafield Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 15th day of August, 19 79

William A. Sellars

Janice J. Sellars

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 William A. Sellars and wife Janice J. Sellars

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 15TH day of AUGUST, 19[illegible]

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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

William A. Sellars

TO

David C. Jones

F 47653

IDENTIF. REFERENCE

Aug 21 3 59 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

6004 08/21 105.30

**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 |
|---|---|---|---|---|
| | | | 38000.00- | CO |
| | | | 98.80 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 105.30- |
| 6004A | 08/21/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47653

IDENTIF. REFERENCE

AUG 21 4 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 706469