BOOK 5504 PAGE 474 FORM NO. WD-1

4096 09/25 99.32- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,749.30

Donald Connelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 1979.

Betty H. Klein
Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD A. CONNELLY, et al (NAME)	FEDERATED FINANCIAL MTG. CORP. (NAME)	MAP 107-14
924 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway - Suite 700 (STREET ADDRESS)	Parcel 15
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	2DA-54930

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, ROBERT W. RODERICK and wife, JACQUELINE R. RODERICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD A. CONNELLY and ROBIN F. HAWKS

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. 74 on the Map of Miro Meadows as of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No. 74 fronts 65 feet on the easterly side of Kipling Drive and runs back between lines 200 feet on the northerly line and 202 feet on the southerly line to a dead line in the rear measuring 77 feet thereon.

BEING the same property conveyed to Robert W. Roderick and wife, Jacqueline R. Roderick by deed from W. Chandler McCullough, Jr., of record in Book 5278, page 387, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation, of record in Book 5278, page 389, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 924 Kipling Drive, Nashville, Tennessee 37217
(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 21st day of September, 1979

Robert W. Roderick
ROBERT W. RODERICK

Jacqueline R. Roderick
JACQUELINE R. RODERICK

BOOK 5504 PAGE 475

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT W. RODERICK and wife, JACQUELINE R. RODERICK

the bargainors, 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 21st day of September 1979

Commission expires 7-17-83

Betty G. Thomas
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
ROBERT W. RODERICK, et ux

JACQUELINE R. RODERICK

TO
DONALD A. CONNELLY and

ROBIN F. HAWKS

PLEASE FILE BOX "7"

F 54086

IDENTIF. REFERENCE

SEP 25 11 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5504 PAGE 476

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35749.30- CO	
			92.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.32-
4096A09/25/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 4 0 8 6

IDENTIFICATION REFERENCE

SEP 25 11 04 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 714327