4195 09/25 107.64- CHECK

BOOK 5504 PAGE 678

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF

Notary Public

MY COMMISSION EXPIRES: 1-17-83

(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
Mary Ann Rice, Unmarried	Federated Financial Mortgage Corporation PART OF	
(NAME)	(NAME)	
2128-A Sharondale Drive	1000 Circle 75 Parkway, # 700	117-3-65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, GA 30339	7DA21055
(CITY) (STATE) (P. O. ZIP)	(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, Margaret McKinney Heirs-at-Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Rice, Unmarried

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. 2 on the plan of the resubdivision of lot 6 and parts of lots 5 and 7 on the plan of Sharondale in Book 332, Page 119 Register's Office for Davidson County, Tennessee and of record in Book 5190 Page 334 Register's Office Davidson County, Tennessee and described as follows

Beginning at a point on the Northeasterly side of Sharondale Drive, said point being 574.41 feet more or less from the margin of Sharondale Court; thence along Sharondale Drive North 54 deg. 23' 22" West 64.69 feet; thence North 36 deg 21' 50" East 401.25 feet to a point in the margin of the 1440 right of way; thence South 70des 21' 54" East 53.87 feet; thence South 36deg 29' 25"West 415.67 feet to the point of beginning.

Being the same property conveyed to Margaret McKinney Lovelady by final divorce decree recorded in Book 4704, Page 100 Register's Office Davidson County, Tennessee, the said Margaret McKinney Lovelady being deceased and the said Clifford E. McKinney, Howard McKinney, Allene Simms, Clara Cato and Lois Caramouche being the sole heirs of her estate.

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

Unimproved ( ) This is improved ( ) property known as 2128-A Sharondale Drive Nashville, Tennessee
(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 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 20TH day of SEPTEMBER, 19 79

Lois Caramouche By Clara Cato, Attorney-in-fact
Lois Caramouche by Clara Cato, Attorney-in-fact

Allene Simms
Allene Simms

Howard McKinney By Clara Cato, Attorney-in-fact
Howard McKinney by Clara Cato, Attorney-in-fact

C. E. McKinney
C. E. McKinney

Clara Cato
Clara Cato

STATE OF TENNESSEE
Davidson County

BOOK 5504 PAGE 679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allene Simms, C. E. McKinney and Clara Cato

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 20th day of September 19 79

Commission expires 7-17-83

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 (his oath) (himself) 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

TO

F-54159

IDENTIF. REFERENCE

SEP 25 2 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law
1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

State of Tennessee
County of Davidson

On this 20th day of September, 1979, before me personally appeared Clara Cato to me known to be the person who executed the foregoing instrument in behalf of Lois Caramouche and Howard McKinney, and acknowledged that she executed the same as the free act and Deed of the said Lois Caramouche and Howard McKinney through Power of Attorney granted her by the said Lois Caramouche and Howard McKinney.

My Commission Expires: 7-17-83

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5504 PAGE 680

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
			38900.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.64-
4195A09/25/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.54159

IDENTIF. REFERENCE

SEP 25 2 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714421