FORM NO. WD-1

· 109 10/22 119.02- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,200.00

Benny G. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 19 79

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

BOOK 5517 PAGE 417

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny Gene Hawkins et ux (NAME)	Federated Financial Mortgage Company (NAME)	5DU-60457
408 Brookview Dr (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS)	162-10
Nashville Tn 3 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	201

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, ROGER NEIL SHELTON AND WIFE, WANDA FAYE SHELTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENNY GENE HAWKINS and wife, PORTIA KAY HAWKINS

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Bell Heights, of record in Book 5050, page 59, Register's Office for said County.

SAID Lot No. 3 fronts 76.0 feet on the northwesterly margin of Brook View Estates Drive and extends back 131.04 feet on the northeasterly line and 159.72 feet on the southwesterly line to a dead line in the rear, measuring 81.23 feet thereon.

BEING the same property conveyed to Roger Neil Shelton and wife, Wanda Faye Shelton by deed from O.W. Cooper and wife, Helen B. Cooper of record in Book 5287, page 649, 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 5287, page 651, said Register's Office, 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 408 Brook View Estates Drive, Antioch, Tn. 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 our hands this 18th day of October, 1979

Roger Neil Shelton
Roger Neil Shelton

Wanda Faye Shelton
Wanda Faye Shelton

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 Roger Neil Shelton and wife, Wanda Faye Shelton

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 18th day of October, 1979.

Commission expires Nov. 16, 1979

Carolyn C Pace
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 (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
ROGER NEIL SHELTON et ux

TO
BENNY GENE HAWKINS and wife,
PORTIA KAY HAWKINS

F. 58862

IDENTIF. REFERENCE

OCT 22 10 58 AM '79

FELIX [illegible] JR.
DAVIDSON COUNTY REGISTER

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____ BOOK 5517 PAGE 419

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
			4320.00- CO	
			118.32 CO TX	
			.50 PRFEE	
			6.00 MORT	
			.50 MISC.	
			CHECK 118.32-	
			0109A10/25/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 8 6 2

T
IDENTIF. REFERENCE

OCT 22 10 58 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 720163