THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS AT LAW, SUITE 100, 4207 LEBANON ROAD HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Randall Phillips Builders, Inc. (NAME)	Federated Financial Mortgage Corp. (NAME)	75-9
3102 Ambrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	PAR-161
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5523 PAGE 975

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS, the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantee of the indebtedness owed to Federated Financial Mortgage Corp., originally recorded in Book 4535, Page 61, Register's Office for Davidson County, Tennessee and by correction in Book 4537, Page 552, Register's Office for Davidson County, Tennessee and subsequently assigned of record in Book 4662, Page 529, Register's Office for Davidson County, Tennessee, we, DAVID RANDALL KENNEDY and wife, DEBORAH L. KENNEDY, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said RANDALL PHILLIPS BUILDERS, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 955 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 955 fronts 80 feet on the westerly margin of Bonnavue Drive and runs back between lines, 163.95 feet on the northerly line and 179.75 feet on the broken southerly line, to a dead line in the rear, measuring 72.0 feet.

BEING the same property conveyed to David Randall Kennedy and wife, Deborah L. Kennedy by deed from Clarence H. Austin and wife, Betty Sue Austin of record in Book 4721, Page 673, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness and the insurance on said property is transferred to the Grantee.

unimproved ( )
This is improved (X) property, known as 217 Bonnavue Drive (House Number) (Street)
Hermitage, TN 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1st day of November, 1979.

David Randall Kennedy
DAVID RANDALL KENNEDY

Deborah L. Kennedy
DEBORAH L. KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5523 PAGE 976

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Randall Kennedy and wife, Deborah L. Kennedy

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 1st day of November, 19 79.

My commission expires My Commission Expires MARCH 16, 1982 Notary Public Deborah A. Vandergood

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,250.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

David Randall Kennedy

Sworn to and subscribed before me this 1st day of November, 19 79.

My commission expires My Commission Expires MARCH 16, 1982 Notary Public Deborah A. Vandergood

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

Name Address

WARRANTY DEED

FROM DAVID RANDALL KENNEDY, ET UX

TO RANDALL PHILLIPS BUILDERS, INC.

F. 6. 1. 1 8 4

RUSH

IDENTIF. REFERENCE

Nov 2 9 25 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5523 PAGE 977

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

38250.00- CO
99.32 CO TX
.50 PRFEE
6.00 MDEED
CHECK 105.82-
2978A11/02/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.61184

IDENTIF. REFERENCE

Nov 2 9 25 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 722944