FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,783.87

Fred S. Fout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 1979

Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, (NAME) P. O. Box 15324, Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred S. Fout, et ux (NAME)	Community Mortgage Corporation (NAME)	187 #5
179A Burkitt Road (STREET ADDRESS OR ROUTE NUMBER)	8100 S. W. 81st Drive, Suite 220 (STREET ADDRESS)	5D-20811
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33143 (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, George M. Donegan and wife, Paula D. Donegan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred S. Fout and wife, Dorothy J. Fout

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 the 5th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated July 29, 1977, as follows:

TRACT A: Beginning at a point in the centerline of Burkett Road, the southwest corner of this property; thence leaving said road N. 4 deg. 52 mins. E. 1254.0 feet to a point; thence S. 88 deg. 27 mins. E. 219.81 feet to a point; thence S. 10 deg. 05 mins. W. 818.36 feet to a point; thence S. 4 deg. 52 mins. W. 450.0 feet to a point in the centerline of Burkett Road; thence with said centerline N. 85 deg. 08 mins. W. 56.6 feet to a point; thence continuing N. 86 degs. 17 mins. W. 88.4 feet to the point of beginning.

Being the same property conveyed to George M. Donegan and wife, Paula D. Donegan by deed from Claude Bonds and wife, Linda P. Bonds, of record in Book 5180, page 249, 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 of record in Book 5180, page 251, 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 said grantees.

This is unimproved ( ) improved (X) property, known as 179 Burkitt Road, (House Number) (Street) Antioch, Tennessee 37013 (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 3rd day of December, 1979

George M Donegan

Paula D Donegan

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 George M. Donegan and Paula D. Donegan

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 3rd day of December 19[illegible]

Commission expires July 11, 1981

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 George M. Donegan, et ux

TO Fred S. Fout, et ux

F 66376

IDENTIF. REFERENCE

DEC 4 2 26 PM '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/04 205.18- CHECK

9594

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			76783.87-	CO
			199.68	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	206.18-
9594A	12/04/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66376

IDENTIF. REFERENCE T

Dec 4 2 26 PM '79

REGISTER OF DAVIDSON COUNTY, TENN.

No. 729360