FILE BOX 4

79-11-34

BOOK 5539 PAGE 236 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,030.51

Robert E. Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 1979.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 1208 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rev. Robert E. Fortner etux (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	84-14-8
P.O. BOX 322 (STREET ADDRESS OR ROUTE NUMBER)	1000 CIRCLE 75 PARKWAY, #700 (STREET ADDRESS)	3DZ-42508
CARMI, ILLINOIS 62821 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30339 (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, JERE A. MCGARR AND WIFE, PENNY MCGARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REV. ROBERT E. FORTNER AND WIFE, BETTY J. FORTNER

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. 123 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County.

SAID Lot No. 123 fronts 119.4 feet on the northerly margin of Dearborn Drive and extends back between lines, measuring 353.5 feet on the westerly line and 352.1 feet on the easterly line to a dead line in the rear, on which it measures 119.4 feet thereon.

BEING the same property conveyed to Jere A. McGarr and wife, Penny McGarr bydeed from Charles W. Kidwell and wife, Pearl E. Kidwell of record in Book 5508, page 85, Register's Office for Davidson County.

This conveyance is subject to restrictive covenants of record in Book 2271, page 541, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Federated Financial Mortgage Corporation in the original principal amount of $40,750.00 of record in Book 5303, page 251, register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2210 Dearborn 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 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 20th day of November, 1979

Jere A. McGarr

Penny McGarr

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 Jere A. McGarr and wife, Penny McGarr

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 Novmeber 19 79

Commission expires 6/7/80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Jere A. McGarr and wife Penny McGarr

TO Rev. Robert Fortner and wife, Betty Fortner

F 6 6 3 9 0

IDENTIF. REFERENCE

DEC 4 2 53 PM '79

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible] 139.10-

9603

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5539 PAGE 238

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

$1030.51- CO
132.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
9609A12/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66390

IDENTIFICATION REFERENCE

Dec 4 2 53 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 729375