79-12-12

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FILE BOX 4

BOOK 5541 PAGE 707

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,422.79

David F. Nix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 79

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
DAVID F. NIX AND WIFE (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	86-10 2
4181 CHANDLER ROAD (STREET ADDRESS OR ROUTE NUMBER)	1000 CIRCLE 75 PARKWAY #700 (STREET ADDRESS)	4D-3183
HERMITAGE, TN. (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, JAMES D. FORD AND WIFE, BARBARA L. FORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID F. NIX AND WIFE, JUDY B. NIX

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.5 on the Plan of Chapelwood, Section 1 as of record in Book 5210, page 29, Register's Office Davidson County, Tennessee.

SAID Lot No. 5 fronts 75 feet on the southeasterly side of Chandler Road and extends back 155 feet on the northeasterly line and 125 feet on the southwesterly line to a broken line in the rear measuring a total distance of 85 feet thereon.

BEING the same property conveyed to James D. Ford and wife, Barbara L. Ford by deed from Cliford O. Howard, Sr. unmarried, of record in Book 5436, page 975, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 5258, page 398, 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.

unimproved ( )
This is improved ( ) property, known as 4181 Chandler Road, Hermitage, 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 7th day of December, 1979

James D. Ford

James D. Ford

Barbara L. Ford

Barbara L. Ford

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Ford and Barbara L. Ford

the bargainor, 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 7th day of December, 1979

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 (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

James D. Ford and Barbara L. Ford

TO

David F. Nix and Judy b. Nix

F 67353

IDENTIF. REFERENCE

DEC 10 11 41 AM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			49428.79-	CO
			128.44	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	134.94-
0818A	12/10/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F67353

IDENTIFICATION REFERENCE

DEC 10 11 41 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 730551