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FORM NO. WD-1

GREGORY & GREGORY
ATTORNEYS-AT-LAW
1161 Murfreesboro Road
Suite 358, Executive South
Nashville, TN 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$69,000.00 Roger S. Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1980.

Notary Public

MY COMMISSION EXPIRES: 8-15-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY & GREGORY, Attorneys, 1161 Murfreesboro Rd #358 Nashville TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger S. Rutledge (NAME)	Federated Financial Mortgage Corp. (NAME)	136-14
561 Castlegate Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway #700 (STREET ADDRESS)	23
(CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	2062595

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, Christopher L. Lynn and wife, Margaret L. Lynn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger S. Rutledge and wife, Carolyn F. Rutledge

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:

BEING Lot No. 23 on the Map of Castlegate, Section One, a plan of which is of record in Book 4460, page 115, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Christopher L. Lynn and wife, Margaret L. Lynn by deed of record in Book 5133 page 43 Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 561 Castlegate Drive (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 hand s this 8th day of February, 1980

Christopher L. Lynn
CHRISTOPHER L. LYNN

Margaret L. Lynn by
MARGARET L. LYNN
Christopher L. Lynn Attorney in fact

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 Christopher L. Lynn ~~and wife Margaret L. Lynn~~

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 8th day of February, 1980

Commission expires 1-18-82

Patsi B. Hudgens
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
Christopher L. Lynn and wife,
Margaret L. Lynn

TO
Roger S. Rutledge and wife,
Carolyn F. Rutledge

FILE BOX 25

F 76563

IDENTIFICATION REFERENCE

FEB 14 2 36 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On this 8th day of February, 1980 before me personally appeared, Christopher L. Lynn to me known to be the person who executed the foregoing instrument on behalf of Margaret G. Lynn, and acknowledged that he executed the saem as the free act and deed of said Margaret G. Lynn, through Power of Attorney granted him by said Margaret G. Lynn.

Patsi B Hudgens
NOTARY PUBLIC

My Commission Expires: 1/18/82

165.90 OK
2817

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

RECEIVED OF _____ BOOK 5566 PAGE 552

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
			69000.00- CO	
			179.40 CO TX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 185.90-	
			2817A02/14/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76563

IDENTIFICATION

FEB 14 2 36 PM '80

No. 742127