ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jim M. Fitts, etux (NAME)	Federated Financial Mortgage Corp. (NAME)	130-2
4707 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	3
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Smyrna, Georgia 30080 (CITY) (STATE) (ZIP CODE)	7DZ-29235

WARRANTY DEED BOOK 5578 PAGE 746

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note dated October 3, 1978 payable to the order of Federated Financial Mortgage Corporation in the original amount of $38,900.00, secured by a Deed of Trust of record in Book 5348, page 117, Register's Office for Davidson County, Tennessee.

We, Rodger P. Dinwiddie and wife, Suzanne P. Dinwiddie

have bargained and sold, and by these presents do transfer and convey unto the said Jim M. Fitts and wife, Sammye P. Fitts, as Tenants of the Entirety

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

BEING Lots No.3 and 4 in Block 4, on the Plan of Court of Belle Meade, a Plan of which is of record in Book 547, page 141, Register's Office for said County.

SAID Lots No.3 and 4 front together 60 feet on the easterly side of Lafayette Court and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Rodger P. Dinwiddie and wife, Suzanne P. Dinwiddie by deed from John C. Hailey and wife, Peggy T. Hailey, of record in Book 5348, page 115, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: Restrictive covenants of record in Book 775, page 9, Register's Office for Davidson County. The right or privilege to make water connections and to charge a pumping fee therefor, as contained in deed from John Calhoun and Stutson Smith, Trustee, to John A. Melody and wife, of record in Book 775, page 9, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, contained in an instrument of record in Book 5366, page 539, Register's Office for Davidson County, Tennessee.

Rodger P. Dinwiddie and P. Rodger Dinwiddie, Jr. being one and the same person

unimproved ( )
This is improved (XX) property, known as 103 Lafayette Court (House Number) (Street)
Nashville, Tennessee (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 13th day of March, 19 80.

x Rodger P. Dinwiddie
Rodger P. Dinwiddie

x Suzanne P. Dinwiddie
Suzanne P. Dinwiddie

BOOK 5578 PAGE 747

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodger P. Dinwiddie and wife, Suzanne P. Dinwiddie

the bargainors, 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 13th day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Dyer

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 $ 64,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

x Jim M. Fitts

Sworn to and subscribed before me this 13th day of March, 19 80.

My commission expires 8-26-80 Notary Public Rebecca C. Dyer

This instrument was prepared by:

INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

80 10 WARRANTY DEED .20- CHECK

FROM Rodger P. Dinwiddie, etux

TO Jim M. Fitts, etux

IDENTIF. REFERENCE

F. 80688

RUSH

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAR 14 2 20 PM '80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5578 PAGE 748

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
			64500.00-	CO
			167.70	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	174.20-
			801CA03/14/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 80688

IDENTIF. REFERENCE

MAR 14 2 21 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 747127