~~FILE BOX 4~~ 80-3-41

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1564 04/03 151.04- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,950.00

J. Rojas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 1980.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JORGE ROJAS ETUX (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	173-1-132
560 CEDARMONT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1000 CIRCLE, 75 PKWY. SUITE 700 (STREET ADDRESS)	5DU-32244
NASHVILLE, TENNESSEE (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, PEISER AND CALDWELL BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORGE ROJAS AND WIFE, ANGELA MARIE ROJAS, "as tenants by the entirety"

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. 9 on the Plan of Monte Carlo Estates, Section II-B as of record in Book 5050, page 99, Register's Office for said County.

SAID Lot No. 9 fronts 81.18 feet on the easterly side of Cedarmont Drive and extends back 134.63 feet on the northerly line and 141.57 feet on the southerly line to a dead line in the rear measuring 66.88 feet thereon.

BEING part of the same property conveyed to Peiser and Caldwell Builders, Inc., by deed from G C & W Enterprises, Inc. of record in Book 5318, page 694 and by deed of correction from G. C. & W Enterprises, Inc., of record in Book 5362, page 660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5169, page 649, said Register's Office; 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.

This is unimproved ( ) improved (X) property, known as 560 CEDARMONT DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (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 my hand this 28th day of MARCH, 19 80

PEISER AND CALDWELL BUILDERS, INC.

BY: Jerald Peiser
JERALD PEISER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JERALD PEISER and _____ with whom I am personally acquainted and who upon (his oath) ~~(that several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the PRESIDENT and _____ respectively of the PEISER AND CALDWELL BUILDERS, INC. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such PRESIDENT 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 JERALD PEISER as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 28th day of MARCH, 19 80.

My commission expires 6/7/80

Notary Public

WARRANTY DEED

FROM

TO

F 8 3 4 9 8

IDENTIF. REFERENCE

APR 3 2 07 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box

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

55950.00- CO
145.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 151.84-
1564A04/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 83498

IDENTIF. REFERENCE

APR 3 2 07 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON CO., TENN.

No. 750547