BOOK 5593 PAGE 367

Form No. WD-1

This Instrument Prepared By:
GREGORY & CONCILIO
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 $

31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 19 80

Notary Public

MY COMMISSION EXPIRES: 1-28-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Freeman (NAME)	Federated Financial Mortgage Corporation (NAME)	
3214 Meade Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	6DA37126
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	133-1-143

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, Curtis D. Clinard and wife Margaret L. Clinard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Freeman and Irma J. Banda

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. 7 on the Map of W. A. Coleman's Subdivision of 7.00 acres off the West Part of Hadnor College Land of record in Book 547, page 161, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis D. Clinard et ux, Margaret L. Clinard by deed of record in Book 5323, page 414, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

Margaret L. Clinard was granted Power of Attorney, for Curtis D. Clinard, by instrument of record in Book _____, page_____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 3214 Meade Avenue Nashville, Tn. 37211
(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 2ND day of APRIL, 19 80

Curtis D. Clinard — Curtis D. Clinard by Margaret Clinard atty in fact

Margaret L. Clinard — Margaret L. Clinard

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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 Margaret L. Clinard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April 19 80

Commission expires 1-18-82

Patsi B. Gregory
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

TO

F-86084

IDENTIF. REFERENCE

APR 22 1 55 PM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law
1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

STATE OF TENNESSEE
County of Davidson

On this 2nd day of April, 19 80, before me personally appeared Margaret L. Clinard, to me known to be the person who executed the foregoing instrument in behalf of Curtis D. Clinard and acknowledged that she executed the same as the free act and deed of said Curtis D. Clinard.
Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April 1980.

Commission Expires 1-18-82

Patsi B. Gregory
Notary Public

4822

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

31500.00- CO
81.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 87.40-
4828A04/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 886084

IDENTIF. REFERENCE

APR 22 1 55 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 753686