BOOK 5606 PAGE 968 FORM NO. WD-1

1452 05/30 133.38- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,800.00

James D. Wheeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 80.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, & SPICER, Attorneys
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Wheeler (NAME)	Federated Financial Mortgage Co. (NAME)	43-2
955 Snow Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway # 700 (STREET ADDRESS)	27
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	11D-24548

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, DALE G. ROY, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. WHEELER and wife, MARGARET A. WHEELER

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 part of an unnumbered tract, part of Lot 1, and part of Dortch Avenue as shown on the Map showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Food Company's Subdivision, of record in Book 843, page 52, Register's Office for said County, described according to a survey by John Kohl, Surveyor, dated February 15, 1980, as follows:

BEGINNING at a point in the westerly margin of Snow Avenue, being northerly 301 feet more or less, from the northwesterly corner of the intersection of Park Avenue and Snow Avenue; thence South 86° 20' west 300 feet to a point; thence north 2° 20' west 100 feet (erroneously referred to as 200 feet in a previous conveyance), to a point; thence north 86° 20' east 300 feet to a point in the westerly margin of Snow Avenue; thence with the margin of said Avenue, South 2° 20' east 100 feet to the point of beginning.

BEING the same property conveyed to Dale G. Roy by deed from Danny Gene Campbell and wife, Patricia Campbell, of record in Book 5570, page 848, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage Deed of Trust to Federated Financial Mortgage Corporation of record in Book 5570, page 851, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 955 Snow Avenue, Madison, 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 my hand this 28th day of May, 19 80

Dale G. Roy

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 DALE G. ROY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 80

Commission expires 1-18-82

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

DALE G. ROY

TO

JAMES D. WHEELER ET UX

F 9 1-2 8 8

IDENTIF. REFERENCE

MAY 30 8 35 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
~~100 FIBELITY FEDERAL BUILDING~~
~~AQ UNION STREET~~
~~NASHVILLE, TENNESSEE 37219~~

515 Two Mile Parkway, Suite 115
Goodlettsville, Tennessee 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5606 PAGE 970

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
			46000.00-	CO
			126.00	CO TX
			.50	PRFEE
			6.00	MDED
				CHECK 138.38-
			1452A05/30/80	BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F91288

IDENTIF. REFERENCE

MAY 30 8 35 AM '80

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

No. 762040