1775 07/28 140.40- CHECK

WARRANTY DEED

BOOK 5629 PAGE 338

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,545.77

Peter A. Maguire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 1980.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELEANOR M. MAGUIRE (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	75-5
520 E. 81ST ST. (STREET ADDRESS OR ROUTE NUMBER)	1000 CIRCLE 75 PARKWAY #700 (STREET ADDRESS)	14
NEW YORK, N. Y. (CITY) (STATE) (P. O. ZIP)	ATLANTA, GA. 30339 (CITY) (STATE) (ZIP)	4D 34378

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, ALEC F. CLARK AND WIFE, BETTY CLARK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELEANOR M. MAGUIRE, A SINGLE PERSON

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. 702 ON THE PLAN OF HERMITAGE HILLS, SECTION 7, OF RECORD IN BOOK 3300, PAGE 63, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ALEC F. CLARK AND WIFE, BETTY CLARK BY DEED FROM KENNETH R. WOODARD AND WIFE, SHIRLEY K. WOODARD, AS OF RECORD IN BOOK 5424, PAGE 623, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5383, PAGE 415, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

T IDENTIF. REFERENCE
Jul 28 9 07 AM '80
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

F.9.9.2.7.6

This is unimproved ( ) improved (X) property, known as 309 BONNAVUE DRIVE, HERMITAGE, TENNESSEE 37076
(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 18th day of JULY, 19 80

x Alec F. Clark
ALEC F. CLARK

x Betty Clark
BETTY CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5629 PAGE 339

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALEC F. CLARK AND WIFE, BETTY CLARK

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, TN. this 2nd day of JULY, 19 80

Commission Expires July 25, 1981 Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

MAIL TO:
William G. Traber
P. O. Box 140455
Nashville, Tenn. 37214

WARRANTY DEED

FROM
ALEC F. CLARK ET UX

TO
ELEANOR M. MAGUIRE

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5629 PAGE 340

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
			51545.77-	CO
			133.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	140.40-
1779A07/28/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.9.2.7.6

T
IDENTIF. REFERENCE

Jul 28 9 07 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 769986