THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., 1128 J. C. BRADFORD BUILDING, NASHVILLE, TENNESSEE 37219.

BOOK 5630 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
REGINA MCCRARY 2001 Jones Avenue Nashville, Tennessee 37207	Federated Financial Mortgage Corp. 1000 Circle 75 Parkway, #700 Atlanta, Georgia 30339	MAP 71-8 PARCEL 191 12DZ-02400

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, LINDY LEE PORTER and TRAVIS E. PORTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REGINA MCCRARY, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being Lot No. 62 on the Map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 62 fronts 137 feet on the northerly side of Wesley Avenue as measured around a curve where the same intersects Jones Avenue, and runs back between lines, 136.8 feet on the easterly line and 135.7 feet on the westerly line to a dead line in the rear on which it measures 16.8 feet.
>
> This being the same property conveyed to Lindy Lee Porter and Travis E. Porter, by deed from James S. Vincent of record in Book 5491, Page 47, of the Register's Office for Davidson County, Tennessee.

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

THIS is improved property known as 2001 Jones Avenue, Nashville, Tennessee 37207.

The Grantee is assuming a note payable to the Federated Financial Mortgage Corporation, with a balance due as of the date of this instrument in the amount of $35,569.03.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever, and we do covenant with the said Grantee 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, except as here and before 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of July, 1980.

Travis E. Porter

Lindy L. Porter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the County and State, the within named LINDY LEE PORTER and TRAVIS E. PORTER, 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 29 day of July, 1980.

MY COMMISSION EXPIRES: 1-15-82

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $39,569.03.

AFFIANT

Sworn to and subscribed before me this 29 day of July, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-82

F 99652

IDENTIF. REFERENCE

1 3 04 PM '80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5630 PAGE 342

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
			3955.03- CO	
			105.96 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	139.46-
			2:52AM7/29/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 99652

IDENTIF. REFERENCE

JUL 29 3 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770449