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6804 [illegible] CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

25,000.00 Sandra A. Hereford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 19 80

Notary Public

MY COMMISSION EXPIRES: 4-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory & Gregory, Attorneys 1161 Murfreesboro Road #358 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra A. Hereford (NAME)	Federated Financial Mortgage Corporation (NAME)	
912 43rd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	120 06992
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	91-8-250

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, James S. Vincent, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra A. Hereford "as tenant 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:

BEING Lot Nos. 15 and 16 in Block "F" on the Map of the Subdivision of Blocks "C" and "F", Plan No. 3 of West Nashville Subdivision, as recorded in Plat Book 161, Page 9, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

SAID Lots front together 50.00 feet of the east side of 43rd Avenue North, formerly Second Street, and runs back between parallel lines, 150.00 feet to an alley.

Being the same property conveyed to James S. Vincent, Jr. a single person of record in Book 5057, Page 932, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 912 43rd Avenue, North Nashville, TN 37209
(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 14th day of AUGUST, 19 80

James S. Vincent, Jr.

James S. Vincent, Jr. (Single man)

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 James S. Vincent, Jr.

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 14th day of AUGUST 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 (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 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
James S. Vincent, Jr.

TO
Sandra A. Hereford

G 0 3 3 4 0

IDENTIF. REFERENCE

AUG 20 9 02 AM '80

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

file #25

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
6804A08/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603340

T
IDENTIF. REFERENCE

AUG 20 9 02 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 774844