BOOK 5648 PAGE 125

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 1970

Notary Public

MY COMMISSION EXPIRES: 4/17/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charley T. Nivens (NAME)	Federated Financial Mortgage Corporation (NAME)	133-1
429 McClellan Place (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	148
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	SDA-37561

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 Charles E. Ferrell and Marvin W. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charley T. Nivens and wife Betty A. Nivens

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 the 6th, formerly 9th Civil District of Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of Radnor Terrace, formerly McClellan Avenue, at a point 50 feet, more or less, west of the northwest corner of Lot No. 16 on the Map of Radnor Place, of record in Book 421, page 58, said Register's Office, said point being the northwest corner of the property conveyed to Mrs. Helen Virginia Flowers McGuire, by deed from O. B. Coleman and wife, of record in Book 1151, page 174, said Register's Office; thence with the southerly margin of said Terrace westwardly 50 feet to the northeast corner of the property conveyed to H. C. Moore and wife, by deed from O. B. Coleman and wife, of record in Book 1151, page 201, said Register's Office; thence with said Moore's easterly line, southwardly 180 feet, more or less, to said Moore's southest corner; thence eastwardly 50 feet, more or less, to the southwest corner of said McGuire Property; thence with her westerly line, northwardly 179.5 feet, more or less, to the beginning.

BEING the same property conveyed to Charles E. Ferrell by deed from Nell L. Weathers and daughter, Ann T. Hobbs, of record in Book 4981, page 502, said Register's Office. Said Charles E. Ferrell having conveyed one-half undivided interest to Marvin W. Moore by deed of record in Book 5592, page 165, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 429 McClellan Place (House Number) (Street) Nashville, TN 37211 (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 hands this 2ND day of SEPTEMBER, 1970

Charles E. Ferrell Charles E. Ferrell

Marvin W. Moore Marvin W. Moore

BOOK 5648 PAGE 126

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Ferrell and Marvin W. Moore

the bargainor S, 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 2ND day of SEPTEMBER, 1980.

Commission expires 4/17/83

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Charles E. Ferrell

TO
Charley T. Nivens

G 0 6 5 7 5

IDENTIF. REFERENCE

SEP 8 1 57 PM '80

FELIX A. NILSON - REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ BOOK 5648 PAGE 127

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
			3100.00 CO	
			81.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.88
			07/07A09/08/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

060575

T

IDENTIF. REFERENCE

SEP 8 1 57 PM '80

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

No. 778681