068 11/82 196.50 CHECK

WARRANTY DEED

BOOK 5675 PAGE 128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 80

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. WISNER, et ux (NAME)	FEDERATED FINANCIAL MTGE. CORP. (NAME)	42-15
213 E. Marthona Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	75
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Smyrna, Georgia 30080 (CITY) (STATE) (ZIP)	11D 12250

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 N. HARTMAN and wife, PAULINE H. HARTMAN and NANCY H. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. WISNER and wife, EDYTHE V. WISNER

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 Lots No. 37, 38, 39 & 40 of Block "A" on the Plan of Marthonna Subdivision, not of record and described according to a survey by J. A. Mefford, December, 1937, as follows:

Beginning at a point on the easterly margin of East Marthona Road, formerly Ezell Road East, at a common corner of Lots 36 & 37; thence with the line between said lots, easterly 414.6 feet to a point; thence southerly 100 feet to the common corners of Lots 40 & 41; thence with the line with the said lots westerly 416 feet to the easterly margin of East Marthona Road, formerly Ezell Road East; thence with the margin of said Road, northerly 100 feet to the beginning.

Being the same property conveyed to James N. Hartman and wife, Pauline H. Hartman and Nancy H. Smith by Quitclaim Deed from Don R. Smith, of record in Book 5646, page 377, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Don R. Smith and wife, Nancy H. Smith and James N. Hartman and wife, Pauline H. Hartman, of record in Book 5514, page 576, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 213 East Marthona (House Number) Road (Street), Madison (P. O. Address), Tn. (City or Town), 37115 (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 3rd day of November, 19 80

James N. Hartman
JAMES N. HARTMAN

Pauline H. Hartman
PAULINE H. HARTMAN

Nancy H. Smith
NANCY H. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5675 PAGE 129

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Hartman, Pauline H. Hartman and Nancy H. Smith

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 Goodlettsville, Tennessee, this 3rd day of November, 19 80

Commission Expires October 17, 1982 _____, 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

WARRANTY DEED

FROM JAMES N. HARTMAN, et al

TO WILLIAM L. WISNER, et ux

G 1.6363

IDENTIF. REFERENCE

Nov 7 9 10 AM '80

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5675 PAGE 130~~

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
			73000.00- CO	
			189.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 196.30-	
3060A11/07/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.63 63

IDENTIF. REFERENCE

Nov 7 9 10 AM '80

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

No. 790570