FORM NO. WD-1

BOOK 5687 PAGE 923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,505.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 9th DAY OF DECEMBER 19 80

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

Feb

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Crouch et ux	FEDERATED FINANCIAL MORTGAGE CORP.	93-4
(NAME)	(NAME)	
400 KNIGHT RD	P. O. Box 1588	110
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN	Smyrna, Georgia 30080	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM P. JOHNSON, et ux CHRISTINE R. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON C. CROUCH, et ux LYNN CROUCH and LARRY LAFFERTY, et ux BEVERLY LAFFERTY,

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. 29 on the Plan of Shelby Hills Subdivision as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 beginning at a point in the easterly margin of South Ninth Street at the common dividing line between Lot Nos. 29 and 30 on said plan; thence easterly along said dividing line 143.51 feet to a point; thence northerly 64.36 feet to the southerly margin of a 16 foot alley; thence westerly along the southerly margin of said alley 181.92 feet to the beginning of a curve; thence around said curve a distance of 31.24 feet to a point; thence southerly along the easterly margin of South Ninth Street 30.18 feet to the point of beginning.

BEING the same property conveyed to William P. Johnson and wife, Christine R. Johnson by deed from Evie L. Craddock of record in Book 4506, page 986, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc., of record in Book 4506, page 988, Register's Office for Davidson County, Tennessee, (since transferred to Federated Financial Mortgage Corporation) and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 601 South 9th Street, Nashville, Tennessee 37206
(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 9th day of December, 19 80

William P. Johnson by J. M. Ware atty in fact — WILLIAM P. JOHNSON

Christine R. Johnson by J. M. Ware atty in fact — CHRISTINE R. JOHNSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM P. JOHNSON and wife, CHRISTINE R. JOHNSON by their lawful attorney-in-fact, being so authorized to do so, 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 9th day of December, 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 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
WILLIAM P. JOHNSON, et ux

TO
DON C. CROUCH, et al

PLEASE FILE BOX "7"

G 20885

IDENTIF. REFERENCE

DEC 9 11 56 AM '80

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

14505.53- CO
37.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 44.20-
8917A12/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20885

IDENTIF. REFERENCE

Dec 9 11 56 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 796229