This instrument prepared by:
SCHULMAN, TRIVETT & LEROY
P. O. Box 2707
Nashville, Tenn. 37219

BOOK 5690 PAGE 216

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mose A. Farmer, Jr., and wife, Edwina J. Farmer (NAME)	Realty Mortgage, Inc. (NAME)	Map 59-14
777 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 200 6755 Peachtree Industrial Blvd. (STREET ADDRESS)	Par. 221
Nashville Tn 37207 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30360 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, including the assumption of a Deed of Trust executed in favor of Realty Mortgage, Inc., of ~~XXXXXX~~ record in Book 5094, Page 284, Register's Office for Davidson County, Tennessee, and a Note of even date in the principal amount of $32,200.00, payable as specified therein.

I, Alice M. Hicks,

have this day bargained and sold, and do hereby transfer and convey unto the said Mose A. Farmer, Jr., and wife, Edwina J. Farmer, their

~~XXXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 90 feet on the easterly side of Rowan Drive and runs back between parallel lines 135 feet to a line at the rear on which it measures 90 feet thereon.

Being the same property conveyed to Alice M. Hicks, by Deed from James S. Vincent, Jr., of record in Book 5094, Page 282, and by Quitclaim Deed from Earmon Edward Hicks, of record in Book 5627, Page 496, Register's Office for Davidson County, Tennessee.

This property is subjec to Restrictive Covenants of record in Book 4356, Page 971, Register's Office for Davidson County, Tennessee. This property is also subject to a Plan of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 30-foot setback line from Roawan Drive, a 10-foot easement for public utility and drainage purposes along the rear and southerly lines of said lot, with an 8-inch sewer located within. The survey of the premises by Hal R. Swann,Jr., Surveyor, dated July 27, 1970, shows the driveway serving the premises encroaches upon the utility and drainage easement along the southerly line of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,250.00

Subscribed and sworn to before me, this the 12 day of December 1980

X Alice M. Hicks
Affiant

My commission expires Jan 15-1983 (Affix Seal)

Louise S. Clemmons
Notary Public

This is unimproved ( ) improved (X) property, known as 777 Rowan Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mose A. Farmer, Jr., and wife, Edwina J. Farmer, their

~~XXXXXX~~

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as hereinabove set forth and for 1980 taxes which the Grantees agree to assume and pay.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mose A. Farmer, Jr., and wife, Edwina J. Farmer, their

~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* December, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice M. Hicks

Alice M. Hicks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise S. Clemmons, *a Notary Public in and for said County and State,* Alice M. Hicks

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* December, *19* 80

Louise S. Clemmons *Notary Public*

Commission expires Jan 15-1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

194 12/15 105.82- CHECK

WARRANTY DEED

FROM

Alice M. Hicks

TO

Mose A. Farmer, Jr., and wife Edwina J. Farmer

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IDENTIF. REFERENCE

DEC 15 10 25 AM '80

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5690 PAGE 218

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
			38250.00- CO	
			99.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.82-
0194A	12/15/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1-8 8 2

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IDENTIF. REFERENCE

DEC 15 10 25 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 797470