WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON } BOOK 5767 PAGE 353

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,455.00

Dorothy D Nickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 19 81.

Douglas R Berry
Notary Public

MY COMMISSION EXPIRES: 10-17-81

78.00

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
SHERMAN E. NICKENS, et ux (NAME)	FEDERATED FINANCIAL MTGE. CORP. (NAME)	71-4
Box 5, Old Dickerson Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	33
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Smyrna, Georgia 30080 (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, ROBERT MICHAEL BARNES and wife, ALICE JANE BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERMAN E. NICKENS and wife, DOROTHY D. NICKENS

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. 292 on the Plan of Joywood Heights, Section 2, of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Robert Michael Barnes and wife, Alice Jane Barnes by deed from Michael J. Siske, a single person, of record in Book 5545, page 982, Register's Office for Davidson County, Tennessee.

*including the assumption of the unpaid balance of a certain indebtedness payable to Federated Financial Mortgage Corporation, and secured by deed of trust of record in Book 5350, page 88, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2633 Woodyhill Drive, Nashville, Tn. 37207 (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 2 day of July, 1981

X Robert M. Barnes
ROBERT MICHAEL BARNES

X Alice J. Barnes
ALICE JANE BARNES

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Michael Barnes and Alice Jane Barnes, 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 LEWISBURG, Tennessee, this 2nd day of July, 1981

Commission Expires 10-21-81

Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who and _____ 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

5340 [illegible] 78.50- CASH

G 4.9 7.5 2

PUSH

IDENTIF. REFERENCE

JUL 8 1 04 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ROBERT MICHAEL BARNES, et ux

TO

SHERMAN E. NICKENS, et ux

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 _____

FOR _____ BOOK 5767 PAGE 355

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

27455.66- CO
71.50 CO TX
.50 PRFEE
6.00 WDEED
CASH 78.00-
5540407/08/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.97.52

IDENTIF. REFERENCE T

JUL 8 1 04 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 831490