FILE BOX 4

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BOOK 5774 PAGE 253

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Resman Marbun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1981

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 1208 Fidelity Federal Building Nashville, Tn. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Resman Marbun (NAME)	Federated Financial Mortgage Corporation (NAME)	42-15-75
213 East Marthonna Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	11D-12250
Madison, Tennessee 37115 (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, William L. Wisner and wife, Edythe V. Wisner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Resman Marbun and wife, Porman Marbun

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 and 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 Marthonna Road, formerly Ezell Road East, at a common corner of Lots 36 and 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 and 41; thence with the line with the said lots westerly 416 feet to the easterly margin of East Marthonna Road, formerly Ezell Road East; thence with the margin of said Road, northerly 100 feet to the beginning.

Being the same property conveyed to William L. Wisner and wife, Edythe V. Wisner, by deed from James N. Hartman and wife, Pauline H. Hartman, and Nancy H. Smith of record in Book 5675, page 128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, asssume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Federated Financial Mortgage Corporation in the original principal amount of $50,600.00, of record in Book 5514, page 579, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 213 East Marthonna Road (House Number) (Street) Nashville, Tennessee 37115 (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 24th day of July, 19 81

Wm. L. Wisner
William L. Wisner

Edythe V. Wisner
Edythe V. Wisner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Wisner and wife, Edythe V. Wisner

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 24th day of July, 19 81.

Commission expires 4/22/84

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 L. Wisner and wife,

Edythe V. Wisner

TO

Resman Marbun and wife,

Porman Marbun

G 5 2 1 4 3

IDENTIF. REFERENCE

JUL 24 2 20 PM '81

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 _____

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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
			80500.00- CO	
			209.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 215.80-	
	8538A	07/24/81	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3521 43

IDENTIF. REFERENCE

JUL 24 2 20 PM '81

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

No. 834376