9062 07/28 198.64- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Morris Ouziel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 81.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Ouziel, et ux (NAME)	Federated Financial Mortgage Corp. (NAME)	128-14 #17
8028 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	9D-5680
Nashville, TN 37221 (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, Ernest B. Quinn, Jr. and wife, Martha E. Quinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris Ouziel and wife, Susan Ouziel

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harpeth Park, Section One, of record in Book 3600, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 90.0 feet on the southerly side of Sawyer Brown Road and runs back between parallel lines 170 feet to a rear line measuring 90 feet thereon.

Being the same property conveyed to Ernest B. Quinn, Jr. and wife, Martha E. Quinn by deed from Paul N. Cope and wife, Betty S. Cope of record in Book 5395, page 284, 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 of record in Book 5471, page 290, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to hereinabove.

This is unimproved ( ) improved (X) property, known as 8028 Sawyer Brown Road, Nashville, TN 37221
(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 27th day of July, 19 81

Ernest B. Quinn, Jr.
Martha E. Quinn
Morris Ouziel
Susan Ouziel

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 Ernest B. Quinn, Jr., Martha E. Quinn, Morris Ouziel and Susan Ouziel

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 Nashville, Tennessee, this 27th day of July 19 81

Commission expires June 16, 1985

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Ernest B. Quinn, et ux

TO Morris Ouziel, et ux

G 52571

IDENTIF. REFERENCE

JUL 28 12 28 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

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
			73900.00- CO	
			192.14 CO TX	
			.50 PRFEE	
			0.00 WDEED	
			CHECK	193.64-
9062A07/28/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65257 T

IDENTIF. REFERENCE

JUL 28 12 28 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 834881