This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5791 PAGE 8

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Bradley Rowe and wife, Britta E. Rowe	Federated Financial Mortgage Corp.	75-8-172
(NAME) 696 Atlanta Drive	(NAME) 1000 Circle 75 Parkway #700	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Atlanta, Georgia 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James Bradley Rowe and wife, Britta E. Rowe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James Bradley Rowe and wife, Britta E. Rowe have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $43,200.00, secured by deed of trust of record in Book 5234, page 353, Register's Office for Davidson County, Tennessee,

We, Stephen P. Jenkins and wife, Sandra M. Jenkins

have this day bargained and sold, and do hereby transfer and convey unto the said James Bradley Rowe and wife, Britta E. Rowe *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 518 on the Plan of Tulip Grove, Section 9, as of record in Book 4675, page 135, Register's Office for said County, described as follows:
Beginning on the westerly margin of Atlanta Drive at the corner of Lots Nos. 517 and 518; thence with the line between said two lots southwesterly 123.55 feet; thence with the line between Lots Nos. 518 and 519 southerly 116.19 feet to the northerly margin of Frankfort Drive; thence with the same northeasterly 141.44 feet to the beginning of a curve; thence around said curve northerly 40.40 feet to the westerly margin of Atlanta Drive; thence with the same northerly 116.56 feet to the beginning.

Being the same property conveyed to Stephen P. Jenkins and wife, Sandra M. Jenkins by deed from D. C. Polston and wife, Velma M. Polston, of record in Book 5234, page 351, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4675, page 135, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Atlanta Drive, 20-foot building setback line from Frankfort Drive, 10-foot easement for public utility and drainage purposes, and a 10-foot easement for sewer with an 8 inch line lying within said easement; and restrictive covenants of record in Book 4846, page 924, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 2ND day of Sept. 19 81

Affiant

My commission expires: 4/3/84 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 696 Atlanta Drive, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 2ND *day of* September, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen P. Jenkins
Stephen P. Jenkins

Sandra M. Jenkins
Sandra M. Jenkins, by her attorney-in-fact
Stephen P. Jenkins
By Stephen P. Jenkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoey, *a Notary Public in and for said County and State,* Stephen P. Jenkins

the within named 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* 2ND *day of* Sept., *19* 81

Mary Enoey *Notary Public*

Commission expires 4/8/84

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of Sept, 1981, before me, Mary Enoey, a Notary Public in and for said County and State, personally appeared Stephen P. Jenkins, to me known to be the person who executed the foregoing instrument in behalf of Sandra M. Jenkins and acknowledged that he executed the same as the free act and deed of said Sandra M. Jenkins.

Witness my hand and official seal at Nashville, Tennessee, this 2ND day of Sept, 1981.

Mary Enoey
Notary Public

Commission expires 4/8/84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TN 37238

b-23992c

WARRANTY DEED

FROM
Stephen P. Jenkins and wife,
Sandra M. Jenkins

TO
James Bradley Rowe and wife,
Britta E. Rowe

G 58550

IDENTIF. REFERENCE

SEP 3 10 30 AM '81

FELIX Z. HUGHES II REGISTER
DAVIDSON COUNTY, TENN.

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

6353 09/03 180.70- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5791 PAGE 10

RECEIVED OF _____

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
			6700.00- CO	
			174.20 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 180.70-	
			655:A05/03/81 TAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

658550

IDENTIF. REFERENCE

SEP 3 10 30 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 841914