BOOK 5809 PAGE 728

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF OCTOBER, 19 81

Notary Public

MY COMMISSION EXPIRES: 6/18/83

(AFFIX SEAL)

fee #25

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Monte Sullivan (NAME)	Federated Financial Mortgage Corporation (NAME)	MAP 161-4
374 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway # 700 (STREET ADDRESS)	PARCEL 127
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (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 John Robert Hughes, Jr. and wife Susan W. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Monte Sullivan and wife Linda Gail Sullivan

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:

BEGINNING in the center of Tusculum Road, said point being the southeast corner of said J. H. Strasser's land and the southwest corner of McPherson's land; running thence north 4 and 3/4 degrees east with said McPherson's west line 435.6 feet to a stake in said line; thence north 88 and 1/2 degrees west 103 feet to a stake; thence south 4 and 3/4 degrees west 435.6 feet to the center of Tusculum Road; thence with the center of said road south 88 and 1/2 degrees east 103 feet to the point of beginning, containing 1 acre, more or less.

INCLUDED in the above description but excluded therefrom is the following described portion of the property which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed in Book 4137, page 833, said Register's Office: A small strip or parcel of land which fronts 103 feet on the present Northerly margin of Tusculum Road and runs back North 4 degrees 45' East 3 feet on the East line and North 4 degrees 45' East on the West line to points on the new relocated Northerly margin of Tusculum Road on which it measures 103 feet thereon and containing 309 square feet, more or less.

BEING the same property conveyed to John Robert Hughes, Jr. and wife, Susan W. Hughes by deed of record in Book 4909, page 90, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 374 Tusculum Road (House Number) (Street) Nashville, TN 37211 (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 15TH day of OCTOBER, 19 81

John Robert Hughes, Jr. John Robert Hughes Jr.

Susan W. Hughes Susan W. Hughes

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 John Robert Hughes, Jr. and wife Susan W. Hughes

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 15TH day of OCTOBER 19 81

Commission expires 1-18-82

Patsi B. Bridgers
Notary Public

NOTARY PUBLIC STATE OF TENN. AT LARGE

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

TO

G. 6 5 1 2 8

IDENTIF. REFERENCE

Oct 21 2 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PUSH

file #35

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

4342 10/2 136.24 CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5809 PAGE 730

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

49950.00- CO
129.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 136.24-
4342A10/21/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G65128

IDENTIF. REFERENCE

OCT 21 2 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 849608