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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-17-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL M. NICHOLSON, et ux (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	MAP 116-12
3724 Woodmont Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1588 (STREET ADDRESS)	PARCEL 58
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Smyrna, Georgia 30080 (CITY) (STATE) (ZIP)	7DA 34730

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, ALAN D. MAZER, et ux FRANCES R. MAZER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL M. NICHOLSON, et ux ADELAIDE NICHOLSON,

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 the easterly part of Lot No. 3 of Block F on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

BEGINNING at a point in the southeasterly margin of Woodmont Lane at the northeast corner of the property conveyed to Clarence Leroy Steinhouse and wife, Lurene R. Steinhouse, of record in Book 1631, page 581; thence with the margin of said Lane, northeastwardly 72.6 feet to a monument at the beginning of a curve, the entrance to Tulane Court; thence around said curve; eastwardly 42.8 feet to another concrete monument in Tulane Court; thence with the margin of said Court, around a slight curve, southeastwardly 35 feet to the corner of Lots No. 1 and 3; thence with the line between said lots, southwardly 151.3 feet to the common corner of Lots 1, 2 and 3, to the southeast corner of said Steinhouse's Property; thence with his easterly line, northwardly 134.5 feet to the point of beginning.

BEING the same property conveyed to Alan D. Mazer and wife, Frances R. Mazer by deed from Marie Hatfield, a widow, of record in Book 4959, page 354, 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 to Federated Financial Mortgage Corporation, of record in Book 5677, page 326, 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 the said Grantees.

This is unimproved ( ) improved (X) property, known as 3724 Woodmont Lane, Nashville, Tennessee 37215
(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 7th day of December 19 81

ALAN D. MAZER

FRANCES R. MAZER

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 ALAN D. MAZER and wife, FRANCES R. MAZER

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 7th day of December, 19 81

Commission expires 4-17-83

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

ALAN D. MAZER, et ux

FRANCES R. MAZER

TO

PAUL M. NICHOLSON, et ux

ADELAIDE NICHOLSON

PLEASE FILE BOX "7"

G 71458

IDENTIF. REFERENCE

DEC 9 1 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2247 12/09 324.90- CHECK

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

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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
			84000.00- CO	
			216.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 224.90-	
2247A	12/09/81		BAL - .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.71458

IDENTIF. REFERENCE

DEC 9 1 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857200