File 10

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

BOOK 6052 PAGE 659

FOR AND IN CONSIDERATION of the sum of Ten and no/one-hundredths dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), has this day bargained and sold, and does hereby transfer and convey an undivided fifty five percent (55%) interest unto Linda M. Smith, a feme sole, and an undivided forty five percent (45%) interest unto Tenna Ltd., a Tennessee limited partnership (the said parties herein jointly referred to as Grantees), their heirs and assigns, in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 2, on the plan of Section One - Revised, Valley Grove, of record in Book 5200, page 388, Register's Office for said County.

This conveyance is made subject to the restrictive covenants contained in that certain instrument recorded in Book 5815, page 992 and amended in Book 5909, page 699; and building setback line, and utility easements as depicted upon the recorded plan of said subdivision, all the instruments cited being recorded in the Davidson County Register's Office.

This is part of the property which was acquired by Grantor from Federal Homes, Inc., a corporation, by that certain warranty deed, dated September 1, 1982, which is recorded in Book 5940, page 504, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1982 taxes, the above referenced restrictions, easements, and setback lines. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, David J. Davis, President of Federal Home Builders, Inc., has executed this deed for and in behalf of the said corporation and Nell S. Glass, as Secretary, has affixed the seal for said corporation, on this 21st day of March, 1983.

ATTEST:

Its Secretary

FEDERAL HOME BUILDERS, INC.

By: _____
Its President

STATE OF ALABAMA

LEE COUNTY

Before me, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, personally appeared David J. Davis, and Nell S. Glass, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of Federal Home Builders, Inc., the within named bargainor, a corporation, and that they, as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary, respectively.

Witness my hand and seal, in Opelika, Lee County, Alabama, on this 21st day of March, 1983.

NOTARY PUBLIC ALABAMA AT LARGE

Ira Weissinger, Jr.
Notary Public, State at Large
My Commission Expires: 2-1-85

03/30 146.35 5752

STATE OF ALABAMA

BOOK 6052 PAGE 660

COUNTY OF LEE

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,800.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Federal Home Builders, Inc.

By: _____
Its President

Sworn to and subscribed before me on this 21st day of March, 1983.

_____
Notary Public, State at Large
My Commission Expires: 2-1-85

Address of new owners to whom tax bill to be sent:

Linda M. Smith
4208 Valley Grove Drive
Hermitage, TN 37076

Send Tax Bills To:
Engel Mortgage Company
P.O. Box 847
Birmingham, Alabama 35201

Map or Parcel Numbers
4D-12751
86-16-40

H 46390

IDENTIF. REFERENCE

MAY 6 12 13 PM '83

FELIX Z. GILSONTI REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by Ira Weissinger, Jr., Attorney at Law, 318 N. College St., Auburn, AL 36830.

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6052 PAGE 661

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

53800.00- CO
139.88 CO TX
.50 PRFEE
6.00 WDEED
CHECK 146.38-
5752A00/00/52 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H46390

IDENTIF. REFERENCE

MAY 6 12 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947302