BOF 30

BOOK 6058 PAGE 614

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 83.

Notary Public

MY COMMISSION EXPIRES: January 19, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY BAILEY (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	Map 61-12
1209 Greenland Ave. (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Parkway (STREET ADDRESS)	Parcel 178
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	ATlanta, Georgia 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, G. H. McDONALD and wife, KERRY J. MCDONALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY BAILEY and wife, KATHY BAILEY

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:

Being Lot No. 3 on the unrecorded plan of Jno. L. Kennedy's Subdivision of the easterly part of Lot 3 of the William Land or Sallie W. Love Tract, described according to survey of W. B. Southgate, dated July 1917, further described by survey of John Kohl, dated June 7, 1979, as follows:
Beginning on the northerly margin of Greenland Avenue at a point 294 feet west of the westerly margin of Kennedy Avenue, said point being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 416.7 feet to the southerly line of Eastdale Subdivision; thence with said line westwardly 100 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the dividing line between lots Nos. 2 and 3, southwardly 415 feet to the northerly margin of Greenland Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.
Being the same property conveyed to G. H. McDonald and wife, Kerry J. McDonald, by deed from William M. Glenn and wife, Jewell Glenn and Jennie Glenn, of record in Book 5453, page 732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years.

This is unimproved ( ) improved (X) property, known as 1209 Greenland Avenue, Nashville, Tennessee 37216
(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 hands this 31st day of May, 19 83

G. H. McDonald

Kerry J. McDonald

STATE OF TENNESSEE
Davidson County

BOOK 6068 PAGE 615

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. H. McDONALD and wife, KERRY J. MCDONALD

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 31st day of May, 1983.

Commission expires January 19, 1986

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

G. H. McDONALD and wife,

KERRY J. MCDONALD

TO

LARRY BAILEY and wife, KATHY BAILEY

H 51650

IDENTIF. REFERENCE

JUN 2 4 21 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

2113 06/02 172.90- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6068 PAGE 616

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
			64000.00- CO	
			166.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.90-
2113A06/02/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5: 1: 6 5 0

IDENTIF. REFERENCE

JUN 2 4 21 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953465