Bk 15

STATE OF TENNESSEE } BOOK 6087 PAGE 12
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,854.76

Charles H. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P.O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Johnson (NAME)	Federated Financial Mortgage Corp. (NAME)	119-6 #274
8 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Parkway, Suite B-2200 (STREET ADDRESS)	#6DA-15170
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, Richard Eugene Seaby and wife, Ruth Meisenhelder Seaby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Johnson

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 Lot No. 32 on the Plan of Rosewood Estates, Section I, as of record in Book 4955, page 29, Register's Office for said County.

Said Lot 32 fronts 76.44 feet on the northerly margin of Peachtree Street and extends back between lines, measuring 163.36 feet on the easterly side and 153.0 feet on the westerly side to a line in the rear measuring 50.76 feet.

Being the same property conveyed to Richard Eugene Seaby and wife, Ruth Meisenhelder Seaby by deed from Clarence Hight of record in Book 5689, page 571, 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 of record in Book 5620, page 717, 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 said grantees.

CHECK This is unimproved ( ) improved (X) property, known as Eight Peachtree Street Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

07/01 133.64

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 30th day of June, 1983

Richard Eugene Seaby

Ruth Meisenhelder Seaby

3594

STATE OF TENNESSEE
Davidson County

BOOK 6087 PAGE 13

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Eugene Seaby and wife, Ruth Meisenhelder Seaby

the bargainors, 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 30th day of June, 1983

Commission expires June 16, 1985

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 June 16, 1985

Notary Public

WARRANTY DEED

FROM
Richard Eugene Seaby, et ux

TO
Charles H. Johnson

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238

IDENTIF. REFERENCE

FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN
FELIX T. MCLAUGHLIN, REGISTER
Jul 1 12 14 PM '83

H 57586

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6087 PAGE 14

FOR _____

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

48854.76- CO
127.14 CO TX
.50 PRFEE
6.00 WDEED
CHECK 133.64-
8594A07/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 57586

IDENTIF. REFERENCE

JUL 1 12 14 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 960415