File
10

STATE OF TENNESSEE

WARRANTY DEED

COUNTY OF DAVIDSON

BOOK 6107 PAGE 452

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 Judkin T. Fitzgerald 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 lying and being in the 2nd Civil District of Davidson County, Tennessee, and being Lot 51, on the Plan of Central Valley Subdivision of record in Book 5800, page 71, Register's Office for said County, to which plan reference is here made for a more particular description thereof.

The above described property is conveyed subject to Restrictive Covenants of record in Book 5903, page 656 and to the thirty (30) foot building setback lines and easements of record in Book 5800, page 71 Register's Office for said County.

This is part of the property which was acquired by Grantor from Robert E. Earheart and wife, Lucretia Earheart, by that certain warranty deed, dated Septmber 23, 1982, which is recorded in Book 5941, page 826, 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 9th day of May, 1983.

ATTEST:

Its Secretary

FEDERAL HOME BUILDERS, INC.

By: _____
Its President

FEDERAL CORPORATE SEAL
STATE OF ALABAMA
LEE COUNTY
ALA.

STATE OF ALABAMA

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 9th day of May, 1983.

NOTARY PUBLIC ALABAMA STATE AT LARGE

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

3595

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STATE OF ALABAMA

COUNTY OF LEE

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,000.00 . 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 9th day of May, 1983.

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

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

Judkin T. Fitzgerald
4313 Central Valley Drive
Hermitage, TN

Map or Parcel Numbers

SEND TAX BILLS TO:
Engle Mortgage Co.
7th N 20th Street
JC Hand Bldg.
Birmingham, Alabama

4D-12720
87-25

H 6 4 3 1 4

IDENTIF. REFERENCE

AUG 2 10 56 AM '83

FELIX Z. WILSON JR. 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 6107 PAGE 454

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
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 146.90-	
6496A	08/02/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 3 1 4

IDENTIF. REFERENCE

AUG 2 10 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 968105