FORM NO. WD-1

BOOK 6298 PAGE 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,400.00

James K Gammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 84.

Notary Public

MY COMMISSION EXPIRES: 6-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James K. Gammon etal (NAME) | Capitol Mortgage Company (NAME) | 04D-12755 |
| 4224 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER) | 1100 Kermit Drive, Ste. 206 (STREET ADDRESS) | 086-16-0 56.00 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (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, Federal Home Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Gammon and wife, Angela K. Gammon as to undivided 55% interest and Tenna Ltd. as to undivided 45% interest

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. 6 on the plan of Section One-Revised, Valley Grove, of record in Plat Book 5200, page 388, Register's Office for said County.

Said Lot No. 6 fronts 80.00 feet on the easterly margin of Valley Grove Drive and extends back 187.06 feet on the northerly line and 167.48 feet on the southerly line to a dead line in the rear, measuring 82.36 feet thereon.

Being part of the same property conveyed to Federal Home Builders, Inc., by deed from Robert E. Earheart and wife, V. Lucretia Earheart, of record in Book 5990, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive convenants of record in Book 5815, page 992, as amended in Book 5909, page 699, said Register's Office and to the matters set forth in the above referenced plan of record.

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T. IDENTIF. REFERENCE

MAY 24 9 20 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved property, known as 4224 Valley Grove Drive, Hermitage, TN 37076
(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 22nd day of May, 19 84

Federal Home Builders, Inc.

BY: _____
Thomas V. Robinson, Vice-President

Susan Farmer-Secretary
BY: Patricia Spicer Carden, Attorney-in-Fact

**INDIVIDUAL ACKNOWLEDGEMENT**

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county,

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas V. Robinson and Patricia Spicer Carden as Attorney-in-Fact for Susan Farmer with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Attorney-in-Fact for Secretary respectively of the Federal Home Builders, Inc. the within named bargainor, a corporation, and the they as such Vice President and Attorney-in-Fact for Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas V. Robinson as such Patricia Spicer Carden, and attesting the same by the said Vice President as such Attorney-in-Fact for Secretary.

Witness my hand and official seal at Nashville, Tennessee on this the 22nd day of May, 1984.

My Commission Expires: 3-16-87

Notary Public

**WARRANTY DEED**

**FROM**
Federal Home Builders, INc.

**TO**
James K. Gammon and wife,
Angela K. Gammon and Tenna Ltd.

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6298 PAGE 637

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 53400.00- CAMT. | |
| | | | 144.04 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 150.54- | |
| | | | 9044A05/24/84 CAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 | 7.5.

IDENTIF. REFERENCE

MAY 24 9 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038494