FORM NO. WD-1

BOOK 6345 PAGE 940

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1984.

Notary Public

MY COMMISSION EXPIRES: 3-26-87

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Southerland et ux (NAME)	Engel Mortgage Company, Inc. (NAME)	086-16-0-038.00
4216 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	04D-12753
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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, Tenna Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lon Southerland and wife, Shirley L. Southerland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, its 45% interest in and to 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. 4 on the plan of Section One, Revised, Valley Grove, of record in Book 5200, page 388, Register's Office for said County.

Said Lot No. 4 fronts 93.89 feet on the easterly margin of Valley Grove Drive and extends back 147.90 feet on the northerly line and 128.13 feet on the southerly line to a broken line in the rear, measuring 122.95 feet thereon.

Being the same property conveyed to Lon Southerland and wife, Shirley L. Southerland an undivided fifty five percent interest and in Tenna, Ltd., an divided forty five percent interest by deed from Federal Home Builders, Inc., an Alabama Corporation of record in Book 6053, page 905, Register's Office for Davidson County, Tennessee.

It is understood and agreed that a part of the consideration for this transfer is the agreement of the grantees to assume full responsibility and liability for the payment due under that certain deed of trust of record in Book 6053, page 908, said Register's Office.

This instrument is executed on behalf of Susan Farmer by Patricia Spicer Carden, as her Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This is unimproved ( ) improved (X) property, known as 4216 (House Number) Valley Grove Drive (Street) Hermitage, TN 37076 (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 12th day of July, 1984

Tenna, Ltd.
BY: Federal Properties, Inc.
BY: Vice-Pres. Susan Farmer, Per
By: Patricia Spicer Carden, Atty-in-Fact

Thomas V. Robinson, Vice President

3975 07/26 CHECK

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 6345 PAGE 941

County of _____

Personally appeared before me, _____, 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

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 Properties, 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 12th day of July, 1984.

My Commission Expires: 3-16-87

_____
Notary Public

WARRANTY DEED

FROM
Tenna Ltd.

TO
Ron Southerland and wife,
Shirley L. Southerland

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

IDENTIF. REFERENCE

I 3 8 7 2 4

JUL 26 8 58 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6345 PAGE 942

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
			23225.00- CAMT.	
			60.32 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	66.82-
6875A	07/26/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-3 8 7-2-4

IDENTIF. REFERENCE

JUL 26 8 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0055834