BOOK 6413 PAGE 684

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,718.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
First Realty Group, Inc. (NAME)	Federated Financial Mortgage Corporation (NAME)	12D36155 & 12D36113
234 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	6640 Powers Ferry Rd., Suite 200 (STREET ADDRESS)	MAP 50-10
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	PARCEL 74 & 99

FOR AND 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, H. Maxine Sullivan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Realty Group, Inc.

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 Nos. 60A, 60B, and 35B, on the Plan of Zone Lot Division, Lots 8-11, 35-37, 54-62, Section 3, Chesapeake Homes, of record in Book 5200, page 770, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to H. Maxine Sullivan by deeds from Claridge Builders, Inc. of record in Book 6362, Page 212, Book 6362, Page 179, and Book 6362, Page 205, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6285, Page 885, Book 5200, Page 770, and Book 6349, Page 499, Register's Office for said County.

SEE CONTINUATION SHEET ATTACHED

15984 RECD FOR IDENTIF. REFERENCE Dec 29 1 25 PM '84 REGISTER DAVIDSON COUNTY, TN

3311 Chesapeake Circle, Nashville, TN 37207
3528 Chesapeake Drive, Nashville, TN 37207
3309 Chesapeake Circle, Nashville, TN 37207

This is unimproved ( ) property, known as (XX)
(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 heir 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 covey 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 my hand this 24th day of October, 19 84

H. Maxine Sullivan
H. Maxine Sullivan

2741

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Maxine Sullivan, unmarried

the bargainor, with whom I am personally acquainted/(or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 19 84.

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
COUNTY OF

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/himself/(or proved to me on the basis of satisfactory evidence) (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) as such _____ (they)

and _____ being authorized so to do, execute 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
H. Maxine Sullivan

TO
First Realty Group, Inc.

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

Lot 60A:
THIS conveyance is subject to a Deed of Trust executed by H. Maxine Sullivan to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated August 14, 1984, and filed for record in Book 6362, Page 215, Register's Office for Davidson County, Tennessee, with a present unpaid principal balance of approximately $43,017.11, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

Lot 60B:
THIS conveyance is subject to a Deed of Trust executed by H. Maxine Sullivan, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated August 14, 1984, and filed for record in Book 6362, Page 208, Register's Office for Davidson County, Tennessee, with a present unpaid principal balance of approximately $43,017.11, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

Lot 35B:
THIS conveyance is subject to a Deed of Trust executed by H. Maxine Sullivan, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated August 14, 1984, and filed for record in Book 6362, Page 182, Register's Office for Davidson County, Tennessee, with a present unpaid principal balance of approximately $43,017.11, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

129718.01- CAMT.
337.22 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 346.72-
2741A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 8 4 1

IDENTIF. REFERENCE

Oct 29 1 25 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0080926