THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6078

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James L. VanDusen 421 Brookview Estates Drive Antioch, Tennessee 37013	Federated Financial Mortgage Corporation 6640 Powers Ferry Road Atlanta, Georgia 30339	162-10 203 5DU-60479

WARRANTY DEED

BOOK 6486 PAGE 119

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Bennett and wife, Linda J. Bennett,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James L. VanDusen and wife, Theresa G. VanDusen, and Florence B. Swinney,

hereinafter called the Grantee, Grantee's 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. 5 on the plan of a resubdivision of Lots 5 thru 9, Bell Heights, of record in Book 5210, page 70, Register's Office for said County.

SAID Lot No. 5, which is a corner lot, fronts 95.28 feet on the southerly margin of Benzing Road and fronts 137.99 feet on the easterly margin of Brook View Estates Drive, said frontages being joined by a curve having a length of 36.96 feet, and extends back 89.06 feet on the southwesterly line and 230.61 feet on the broken easterly line to a point of intersection.

BEING the same property conveyed to David Bennett and wife, Linda J. Bennett, by deed from Gary Jackson and Claude F. Mize, Jr., d/b/a J & M Investments, of record in Book 5645, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Federated Financial Mortgage Corporation of record in Book 5323, page 352, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (un)improved property, known as 421 Brookview Estates Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of January, 1985.

David J. Bennett — David Bennett

Linda J. Bennett — Linda J. Bennett

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF Durham

On this 25 day of January, 19 85, before me personally appeared David Bennett and Linda J. Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Jackie S. Roberts
Notary Public

My Commission Expires: My Commission Expires September 6, 1988

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6486 PAGE 120

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

x James L. Van Dusen
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE

1807565

1807565

WARRANTY DEED

from:

DAVID BENNETT ET UX

to:

JAMES L. VANDUSEN ET UX
AND
FLORENCE B. SWINNEY

IDENTIF. REFERENCE

FEB 4 10 49 AM '85

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23207)

dp

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

RECEIVED OF _____

FOR _____ BOOK 6486 PAGE 121

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

50500.CO- CAMT.
131.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 187.80-
8435A02/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 7 5 6

IDENTIF. REFERENCE

FEB 4 10 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105910