FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,444.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: 7/8/87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonard Martin (NAME) | Federated Financial Corporation (NAME) | 133-08-0 |
| P. O. Box 111781 (STREET ADDRESS OR ROUTE NUMBER) | 6640 Powers Ferry Road, Suite 200 (STREET ADDRESS) | (132.00) |
| Nashville, Tennessee 37222 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30339 (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, Gerald W. Follin, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Martin

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. 37A on the plan of Phase II, Valley View Terrace, of record in Book 5200, page 119, as amended in Book 6250, page 185, Register's Office for said County.

Said Lot No. 37A fronts 64.66 feet on the southeasterly margin of Seven Mile Court and extends back 75.0 feet on the northeasterly line and 105.47 feet on the broken southwesterly line to a dead line in the rear, measuring 88.58 feet thereon.

Being part of the same property conveyed to Gerald W. Follin, III by deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6264, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2907, page 605; Book 3852, page 562; Book 5173, page 550; Book 5323, page 310; Book 5603, page 311; and Book 6400, page 902, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

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 Capitol Mortgage Corporation, of record in Book 6440, page 829, said Register's Office, and that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is (unimproved ( ) improved (XX) property, known as 718 Seven Mile Court (House Number) (Street) Nashville, Tennessee 37211 (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 my hand this 11th day of March, 1985

Gerald W. Follin, III

Gerald W. Follin, III

7642

**INDIVIDUAL ACKNOWLEDGEMENT**

State of Tenneesee

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Gerald W. Follin, III, unmarried

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of March, 19 85

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**CORPORATE ACKNOWLEDGEMENT**

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

**WARRANTY DEED**

**FROM**

Gerald W. Follin, III, unmarried

**TO**

Leonard Martin

**PATRICIA SPICER CARDEN**
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

FILED & RECORDED
DAVIDSON COUNTY, TN
MAR 12 9 29 AM '85

IDENTIFICATION REFERENCE

18.3.20

**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 |
|---|---|---|---|---|
| | | | | |

40444.90- CAMT
105.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 111.54-
7642A03/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 8 3 2 0

IDENTIF. REFERENCE

MAR 12 9 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114855