WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Hailey, Jr. (NAME)	Federated Financial Mtg. Corp. (NAME)	43-1-146
127 Quinn Circle (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Pkwy, Ste. B-2200 (STREET ADDRESS)	11D-25085
Nashville 37210 TN (CITY) (P. O. ZONE) (STATE)	Atlanta GA (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

DOLLARS

and other good and valuable consideration, the receipt of which is acknowledged, H & L Enterprises, a partnership composed of James C. Hailey, Jr. and Charles E. Linville, III

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J 1 3 7 5 3

IDENTIF. REFERENCE

JUN 18 10 11 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This Instrument Prepared By:

Winston S. Evans, Attorney
1800 Third National Bank Bldg.
Nashville, Tennessee 37219
(615) 244-1440

has *XXX bargained and sold, and by these presents do transfer and convey unto the said* James C. Hailey, Jr.

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 Lots Nos. 3 and 4 on the plan of the resubdivision of the part of Lot "M", W. P. Ready's subdivision of record in Book 5190, Page 206, Register's Office for Davidson County, Tennessee, to which plan of resubdivision reference is hereby made for a complete legal description thereof.

Being the same property conveyed to H & L Enterprises, a partnership composed of James C. Hailey, Jr. and Charles E. Linville, III by deed from Carl H. Bean, Jr. d/b/a Music City Investment Enterprises of record in Book 6054, Page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the grantee herein.

As part of the above consideration, the grantee herein assumes and agrees to pay the unpaid balance owing on two certain notes executed in favor of Federated Financial Mortgage Corporation by Ronnie Reeder and Ronald E. Chapman, each in the original principal amount of $50,800.00, and secured by deeds of trust of record in Book 5509, Page 754 and in Book 5509, Page 719, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 13th day of June 1985

My commission expires: Commission Expires JAN. 18, 1987
(Affix Seal)

Affiant

Notary Public

Brenda Jo Linville, wife of the above named Charles E. Linville, III, hereby joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 108 and 110 Shannon Avenue Madison TN 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Hailey, Jr. *his heirs and assigns, forever.*

And we *do covenant with the said* James C. Hailey, Jr. *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.*, except for those certain deeds of trust of record in Book 5509, page 754 and in Book 5509, page 719, Register's Office for Davidson County, Tennessee

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Hailey, Jr. *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* June, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Hailey, Jr.

Charles E. Linville, III

Brenda Jo Linville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Gwaltney, *a Notary Public in and for said County and State, the within named* James C. Hailey, Jr., Charles E. Linville, III, and Brenda Jo Linville,

the bargainor s..., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* June, *19* 85.

Sarah Gwaltney, *Notary Public.*

Commission Expires My Commission Expires JAN. 18, 1987

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*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*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

H & L ENTERPRISES, a partnership composed of James C. Hailey, Jr. and Charles E. Linville, III

TO

James C. Hailey, Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

125000.CO- CAMT.
325.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 337.50-
9166A06/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.37.53.

IDENTIF. REFERENCE

JUN 18 10 11 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145571