FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1985

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires April 17, 1988

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael J. DeNamur et ux (NAME)	Capitol Mortgage Corporation (NAME)	04D 12736
4329 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	087-09-0-006.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (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, Federal Home Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. DeNamur and wife, Rita T. DeNamur, a 55% undivided interest and Tenna Ltd. a 45% undivided interest

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. 104 on the plan of Section 7 Valley Grove, of record in Book 5800, page 246, Register's Office for said County.

Said Lot No. 104 fronts 61.79 feet on the northwesterly margin of Valley Grove Drive and extends back 121.57 feet on the westerly line and 132.11 feet on the easterly line to a dead line in the rear, measuring 81.29 feet thereon.

Being part of the same property conveyed to Federal Home Builders, Inc. by deed from Robert E. Earheart and wife, Lucretia Earheart of record in Book 6243, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6112, page 285, said Register's Office and to the matters set forth in the above referenced plan of record.

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 was recorded in Book 6304, page 363, Register's Office for Davidson County, Tennessee.

J 1 8 5.9 2.

IDENTIF. REFERENCE

JUL 5 11 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4329 Valley Grove Drive (House Number) (Street) Hermitage, (P. O. Address) (City or Town) TN 37076 (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 hands this 28th day of June, 19 85

Federal Home Builders, Inc.

BY:
Thomas V. Robinson, Vice President

Federal Home Builders, Inc.

BY: Susan Farmer, Sec.
Susan Farmer, Secretary

BY: Patricia Spicer Carden, Attorney-in-Fact

Patricia Spicer Carden, Atty-in-fact

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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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

My commission expires:

_____

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

Federal Home Builders, Inc.

TO

Michael J. DeNamur and wife,

Rita DeNamur and Tenna Ltd.

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

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 Home Builders, Inc. the within named bargainor, a corporation, and that 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 28th day of June 1985.

My commission expires: My Commission Expires April 17, 1988

Cynthia H. Crouch
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

59000.00- CONT.
153.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 159.90-
5062A07/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 8 5 9 2

IDENTIF. REFERENCE

JUL 5 11 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151333