This instrument was prepared by:
WILLIAM W. WEEMS, ATTORNEY, 699 WEST MAIN, HENDERSONVILLE, TN. 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
THOMAS D. BOYD, ET UX (NAME)	FEDERATED FINANCIAL MORTGAGE CORP. (NAME)	Map 34-5
406 GATES ROAD (STREET ADDRESS OR ROUTE NUMBER)	1000 CIRCLE 75 PARKWAY, SUITE 700 (STREET ADDRESS)	Par. 87
GOODLETTSVILLE, TN. 37072 (CITY) (STATE) (ZIP CODE)	ATLANTA, GEORGIA 30339 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6589 PAGE 170

For and in consideration of the sum of TEN AND NO/100---------- ($10.00)-- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, part of which consideration is the assumption by the Grantees of certain mortgage to Federated Financial Mortgage Corporation of record in Book 5501, page 894, Register's Office, Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay; the Grantees also jointly and severally hereby assume the obligations of Richard G. Biggs and wife, Kathy M. Biggs under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

RICHARD G. BIGGS AND WIFE, KATHY M. BIGGS

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS D. BOYD AND WIFE, LINDA F. BOYD,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Gregory's Unrecorded Resubdivision of part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and described according to a copy of an unrecorded survey made by H. Gee, Surveyor, dated February 11, 1959, as follows:

BEGINNING at a point in the south margin of Alta Loma Road, 165 feet east of the east right of way of the L & N Railroad; at the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 227 feet to a point, which is 50 feet to a corner of Lot No. 5; thence with the line between Lots Nos. 4 and 5 northerly 226.4 feet to the south margin of Alta Loma Road; thence with the margin of the same, westerly 55 feet to the point of beginning.

BEING the same property conveyed to Richard G. Biggs and wife, Kathy M. Biggs by deed from William P. Denton and wife, Betty J. Denton, of record in Book 5501, page 891, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 37,379.31

Subscribed and sworn to before me, this the 21st day of October, 1985.

Affiant Linda F. Boyd

My commission expires: 11/23/88 (Affix Seal)

Notary Public Marion R. Harvey

This is improved (X) property, known as 208 Alta Loma Road, Madison, Tennessee 37115
unimproved ( )
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of October, 1985.

Richard G. Biggs

Kathy M. Biggs

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 6659 PAGE 171

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD G. BIGGS AND WIFE, KATHY M. BIGGS,

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 Hendersonville, Tennessee, this 21st day of October, 1985.

My commission expires 11/23/88 Notary Public Marion R. Harvey

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

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

Notary Public

Commission expires

3067

WARRANTY DEED

FROM

RICHARD G. BIGGS, ET UX,

KATHY M. BIGGS

TO

THOMAS D. BOYD, ET UX,

LINDA F. BOYD

46561

IDENTIFICATION REFERENCE

Oct 23 9 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6899 PAGE 172

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

37379.31- CAMT.
97.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 103.74-
9067A10/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46561

IDENTIFICATION REFERENCE

OCT 23 9 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184478