box 8/cg

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

ADDRESS NEW OWNER:
Stephen L. Barth
108-110 Shannon Avenue
Nashville, TN.

MORTGAGEE:
Federated Financial Mortg. Corp.
6640 Powers Ferry Road, Suite
Atlanta, GA 30339

MAP-PARCEL NUMBERS:
MAP 43-1
PARCELS 146 and 147
11D-25085 and LLD-25087

WARRANTY DEED

BOOK 7065 PAGE 155

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, James C. Hailey, Jr. and Karen A. Hailey, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen L. Barth and Clara E. Barth, as joint tenants with rights of survivorship, 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. 3 & 4 on the plan of Resubdivision part of Lot M, W.P. Ready's Subdivision, of record in Book 5190, page 206, Register's Office for said County.

SAID Lots No. 3 & 4 together front 104.05 feet on the southerly margin of Shannon Avenue and extends back between parallel lines a distance of 284.00 feet to a dead line in the rear. Together with a 10 foot appurtenant easement for water line described as follows: Beginning at a point in the northerly margin of Sarver Avenue being the southeasterly corner of property conveyed to Joseph L. Hunter and wife, Ruby C. Hunter, by deed from Dorothy M. Gronberg and husband, A. C. Gronberg, of record in Book 1046, page 658, Register's Office for Davidson County, Tennessee, and extending 10 feet west of the east property line of said property and running back between parallel lines the entire length of said property to the southerly line of property conveyed to Harold D. Woosley, by deed of record in Book 5335, page 947, said Register's Office.

Being the same property conveyed to James C. Hailey, Jr. by deed from H & L Enterprises, a partnership composed of James C. Hailey, Jr., and Charles E. Linville, III of record in Book 6584, page 291, 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 is (un)improved property, known as 108-110 Shannon Avenue, Nashville, TN.

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 8th day of December, 19 86.

Karen A. Hailey

Karen A. Hailey

James C. Hailey, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of December, 19 86, before me personally appeared James C. Hailey, Jr. and Karen A. Hailey, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov. 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7065 PAGE 156

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___.

_____
Notary Public

My Commission Expires: _____

DEC 10 11 11 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
7 1 6 4 3

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Stephen L Barth 8 DEC. '86
Affiant

Subscribed and sworn to before me, this the 8th day of December, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Continuation of Warranty Deed

this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Federated Financial Mortgage Corporation, of record in Book 5509, page 719, and a first mortgage deed of trust to Federated Financial Mortgage Corporation, of record in Book 5509, page 754, said Registers Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

WARRANTY DEED

from:
James C. Hailey, Jr. and Karen A. Hailey

to:
Stephen L. Barth and Clara E. Barth

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

TN-26045

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

RECEIVED OF _____

FOR _____

BOOK 7065 PAGE 157

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

1340[illegible].00- CAMT.
375.00 CSTAX
.50 PRFE
6.00 WDS T
CHECK 381.70-
5569A12/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 1 6. 4 3.

IDENTIFICATION REFERENCE

Dec 10 11 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21333