This instrument prepared by: Ballew-Freeman, Attys., P. O. Box 1368, Madison, TN 37116

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP PARCEL NUMBERS
Robert D. Ridley (NAME)	Federated Financial Mortg. (NAME)	61-12-178
1209 GREENLAND AVE. (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Parkway (STREET ADDRESS)	
NASHVILLE, TENN. 37216 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,* cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the mortgage of record in Book 5453, page 735, Register's Office for Davidson county, Tennessee, in favor of Federated Financial Mortgage Corporation securing the original principal amount of $50,600.00.

LARRY BAILEY AND WIFE, KATHY BAILEY

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT D. RIDLEY

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the unrecorded plan of Jno. L. Kennedy's Subdivision of the easterly part of Lot 3 of the William Land or Sallie W. Love Tract, described according to survey of W. B. Southgate, dated July 1917, further described by survey of John Kohl, dated June 7, 1979, as follows:

Beginning on the northerly margin of Greenland Avenue at a point 294 feet west of the westerly margin of Kennedy Avenue, said point being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, northwardly 416.7 feet to the southerly line of Eastdale Subdivision; thence with said line westwardly 100 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the dividing line between lots Nos. 2 and 3, southwardly 415 feet to the northerly margin of Greenland Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Larry Bailey and wife, Kathy Bailey by deed from G. H. McDonald and wife, Kerry J. McDonald as of record in Book 6068, Page 614, 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 $ 89,700.00

Subscribed and sworn to before me this the 31 *day of* December 19 86

Affiant Robert D. Ridley

My commission expires: 11-17-89 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 1209 Greenland Ave., Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for mortgage above of record in Book 5453, page 735, RODCT.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31 *day of* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry Bailey
LARRY BAILEY

Kathy Bailey
KATHY BAILEY

BOOK 7096 PAGE 461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Larry Bailey and Kathy Bailey

the within named bargainors, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 31st *day of* Dec., 1986.

Commission expires 11-12-89

Notary Public

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 (or proved to me on the basis of satisfactory evidence), 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 _____

80234

IDENTIFICATION REFERENCE

JAN 6 8 39 AM '87

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Larry Bailey, Et ux

TO
Robert D. Ridley

G60571

C 571

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 462

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

0976.. D- RMT.
05!. 8 ESTAX
.50 PRFE
5.00 MISC
CHECK 867.5[illegible]
8294.01/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80234

IDENTIFT REFERENCE

JAN 6 8 30 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No30929