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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,265.45

Marie Brantam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 87.

Notary Public

MY COMMISSION EXPIRES: 7/17/1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry L. Kemp (NAME)	Federated Financial Corp. (NAME)	MAP 50-10
3311 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	6640 Powers Ferry Road, Ste. 200 (STREET ADDRESS)	PARCEL 108
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

FOR AND 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, First Realty Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Kemp and James L. Fortner, both married

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:

BEING Lot No. 60B on the Plan of the Zone Lot Division, Lots 8-11, 35-37, 54-62, Section 3, Chesapeake Homes, of record in Plat Book 5200, page 770, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to First Realty Group, Inc. by deed from H. Maxine Sullivan, unmarried, of record in Book 6413, page 684, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6285, Page 885; Book 5200, page 770 and Book 6349, page 499, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by H. Maxine Sullivan, unmarried, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated August 14, 1984, and filed for record in Book 6362, Page 208, Register's Office for said County, with an unpaid principal amount of approximately $42,765.45, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

4504 1

IDENTIFICATION REFERENCE

Jul 13 10 23 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 3311 Chesapeake Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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 heir 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 covey 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 my hand this 2nd day of July, 19 87

FIRST REALTY GROUP, INC.

BY: Jerry Kemp
Jerry Kemp, Vice President

3135

STATE OF TENNESSEE
COUNTY OF

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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 (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Kemp and _____ with whom I am personally acquainted/and who upon (his oath ~~XXXXXXXXXXXX~~ himself ~~XXXXXXXX~~ acknowledged (that ~~XXXXXXXX~~) (or proved to me on the basis of satisfactory evidence) be the Vice President and _____ respectively of the First Realty Group, Inc. the within named bargainor, and corporation, and that (he) as such Vice President (they) ~~XXXX~~ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jerry Kemp as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 2nd day of July 19 87

My commission expires 7/12/88

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

First Realty Group, Inc.

TO

Jerry L. Kemp
~~James L. Fortner~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

45265.47- CAMA
126.04 CSTAX
.50 PRFEE
6.00 MOETX
CHECK 133.54-
9036A07/13/87 BAL .97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45041

IDENTIFICATION REFERENCE

JUL 13 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103226