BOOK 7299 PAGE 57

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,400.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
John W. Burke (NAME)	Federated Financial Corporation (NAME)	02DU 15646
4657 Dowdy Drive (STREET ADDRESS OR ROUTE NUMBER)	6640 Powers Ferry Road, Suite 200 (STREET ADDRESS)	149-09-0
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	057.00

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, Rhea Baskette, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Burke

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. 64 on the plan of Hazelwood, Section 10, of record in Book 3842, page 232, Register's Office for said County.

Said Lot No. 64 fronts 69.84 feet on the southwesterly margin of Dowdy Drive and extends back 178.84 feet on the northwesterly line and 203.11 feet on the southeasterly line to a dead line in the rear, measuring 56.31 feet thereon.

Being the same property conveyed to Rhea Baskette and wife, Bobbie Gale Baskette by deed from Michael P. Miqis and wife, Bonnie J. Miqis of record in Book 5922, page 898, said Register's Office. Rhea Baskette and Bobbie Gale Baskette having conveyed their interest to Clara Willis Byrd, Trustee who conveyed all interest to Rhea Baskette of record in Book 5990, page 981, said Register's Office.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 5231, page 350, said Register's Office, and also that the escrow account in connection wtih the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This conveyance is subject to restrictive covenants of record in Book 3957, page 552, said Register's Office, made applicable to all lots of Hazelwood, Section 10 by restrictive covenants of record in Book 4282, page 728, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 4657 Dowdy Drive (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto 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 my hand this 15th day of July, 1987

Rhea Baskette

BOOK 7299 PAGE 58

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Rhea Baskette, unmarried

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of July, 1987.

NOTARY PUBLIC

My commission expires: 3-18-89

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:

FILED JUL 16 3 55 PM 1987
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFY REFERENCE 49464

WARRANTY DEED

FROM
Rhea Baskette

TO
John W. Burke

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

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

RECEIVED OF _____

FOR _____

BOOK 7299 PAGE 59

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

5040[illegible].99- CAPT.
141.12 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 147.62-
0653A07/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 4 6 4

IDENTIFICATION REFERENCE

JUL 16 3 35 PM 1987

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104807