FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Gail C. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 1983

Betty G. Clemens
Notary Public

MY COMMISSION EXPIRES: 7/7/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS 20th Floor, 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald C. Smith, et ux (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	Map 117-07
1818 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street (STREET ADDRESS)	Par 0
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	16DA-01505

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, PHILLIP C. JENQUIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD C. SMITH and wife, LINDA W. SMITH

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 the easterly 20 feet of Lot No. 8 and the westerly 45 feet of Lot No. 9, Block "B" on the Map of the final Plat of the Walter Stokes Home Place Subdivision No. 1, as of record in Book 97, page 92, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Lombardy avenue 631.8 feet west of the westerly margin of Brighwood Avenue, being the southwest corner of that part of Lot No. 9, Block "B" conveyed to John J. Johnson by deed of record in Book 1172, page 66, said Register's Office; thence easterly with the north margin of Lombardy Avenue 65 feet to a point, the southeast corner of that part of Lot No. 8 Block "B" conveyed to F. A. Guy by deed in Book 1195, page 121; thence northerly with Guy's east line 175 feet to a dead line; thence easterly and parallel with the northerly margin of Lombardy Avenue 65 feet to a point, Johnson's northwest corner; thence southerly with Johnson's west line 175 feet to the point of beginning.

BEING the same property conveyed to Phillip C. Jenquin by deed from Hubert R. Holland Jr. and wife, Mary S. Holland, of record in Book 5579, page 842, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1818 Lombardy Avenue, Nashville, Tennessee -37215
(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 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 10th day of February, 19 83

Phillip C. Jenquin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip C. Jenquin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February 19 83.

Commission expires 7/17/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

PHILLIP C. JENQUIN

TO

RONALD C. SMITH, et ux

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

IDENTIF. REFERENCE

FEB 17 9 52 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H 3 1 5 6 2

02/17 1983-06-90 CHECK

7787

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

74000.00- CO
192.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 198.90-
7787A02/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 5 6 2

IDENTIF. REFERENCE

FEB 17 8 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929927