This Instrument Prepared By: Homer R. Ayers, Attorney
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lee Gunn (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	58-110
4461 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Fairfax, Virginia 22031 (CITY) (ZONE) (STATE)	BOOK 6034 PAGE 438

For and in Consideration of the sum of ---------$10.00----------

---------TEN AND NO/100---------- *DOLLARS*

Cash in hand paid by the Grantees Herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Charles A. Singer, Clara Singer Franklin, Martin Leo Singer, Brenda Singer, Mary Frances Singer and Amy Singer, the only heirs at law of Martin F. Singer, deceased, hereinafter referred to as Grantors

.....have bargained and sold, and by these presents do transfer and convey unto the said ..RONALD LEE GUNN, hereinafter referred to as Grantee, his..... ..... *heirs and assigns, a certain tract or parcel of land in*...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District of Davidson County, Tennessee, the same being shown as a triangular tract of land of 1.1 acres, more or less, on a survey made by Norris H. Hickerson, Surveyor, dated February 3, 1950, described as follows:

BEGINNING at an iron pin in the westerly margin of Highway No. 112 at the southeast corner of the property conveyed to Harold J. Garrett and wife, by deed from Count R. Boyd and wife, of record in Book 1976, page 543, R.O.D.C., Tennessee; thence with said Highway No. 112 north 30° 45' East 283 feet to a concrete monument; thence north 81° 15' West 355 feet, more or less, to an iron pin in a fence row; thence with said fence row south 34° 50' east 355 feet more or less, to a point in the westerly margin of said Highway No. 112, the point of beginning containing 1.1 acres, more or less.

Being the same property conveyed to Martin F. Singer and wife, Helen Singer, by deed from Harold J. Garrett and wife, Margaret Garrett, of record in Book 3158, page 638, and by deed of correction of record in Book 3178, page 165, Register's Office, Davidson County, Tennessee, and Helen Singer having died intestate in May, 1964, and Martin F. Singer having died intestate on February 26, 1980, the property being vested in Brenda Singer, widow of Martin F. Singer, Clara Singer Franklin, Charles A. Singer, Martin Leo Singer, Mary Frances Singer and Amy Singer; and Clara Singer Franklin, Charles A.

(Cont'd on reverse)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 8th day of April 19 83

Ronald Lee Gunn
Affiant

My commission expires 11/22/84 (Affix Seal)

Deanne M Cathey
Notary Public

Singer, Martin Leo Singer, and Brenda Singer being sui juris and over the age of 18 years, but Mary Frances Singer and Amy Singer being minors, Order appointing Guardian Ad Litem was issued by the Chancery Court for Davidson County, Tennessee, being Chancery No.84-949-II, and entered in Minute Book 120, page 703, filed for record in the Register's Office, Davidson County, Tennessee, of record in Book 6032, page 583, appointing R. Colbert, Attorney, Guardian Ad Litem of Mary Frances Singer and Amy Singer, and order for approval was granted by the said Chancery Court for Davidson County, Tennessee for the sale of the property hereinabove described and ordered Richard L. Colbert, Guardian ad Litem, sign the appropriate documents on the behalf of the minor children, a copy of said order being filed for record simultaneously herewith.

This instrument is executed on behalf of Martin Leo Singer by Charles A. Singer as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 6034, page 436, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4461 Clarksville Hwy, Nashville, TN 37218
(House Number) (Street) 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 to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And we, the Grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* April, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara C. Franklin
CLARA SINGER FRANKLIN

Charles A. Singer
CHARLES A. SINGER

Brenda Singer
BRENDA SINGER

Martin L. Singer By Charles A. Singer
MARTIN LEO SINGER
By: Charles A. Singer, Attorney-in-Fact

Richard L. Colbert
RICHARD L. COLBERT, Guardian at Litem for
Mary Frances Singer and Amy Singer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State, the within named* Charles A. Singer, Clara Franklin Singer and Brenda Singer

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 8th *day of* April, *19* 83.

Deanna M. Cathey, *Notary Public.*

Commission Expires 1/22/84.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State, the within named* Richard L. Colbert, Guardian at Litem for Mary Frances Singer and Amy Singer

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* 8th *day of* April, *19* 83.

Deanna M. Cathey, *Notary Public.*

Commission Expires 1/22/84.

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, 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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6034 PAGE 441

On this 8th day of April, 1983, before me, personally appeared CHARLES A. SINGER, to me known to be the person who executed the foregoing instrument in behalf of MARTIN LEO SINGER, and acknowledged that he executed the same as the free act and deed of the said MARTIN LEO SINGER.

Witness my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Deanna M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/22/84

H 40867

IDENTIF. REFERENCE

APR 8 12 26 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

TO

Compliments of
Goodlettsville Land Title Insurance Agency, Inc.
100 New Long Hollow Pike
GOODLETTSVILLE, TENNESSEE
37072

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6034 PAGE 442

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

[illegible]0- CO
65.00 CO TX
.50 PRFEE
12.00 ADEED
CHECK 90.30-
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 8 6 7

IDENTIF. REFERENCE

APR 8 12 26 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940810