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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Jane H. Crockett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 19 83

Notary Public

MY COMMISSION EXPIRES: June 16, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 150349, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane H. Crockett (NAME)	Dominion Bancshares Mortgage	61-11
1008 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)	Suite 200 (NAME) 9900 Main Street (STREET ADDRESS)	#149
Nashville, Tn 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	

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~~ I, Dixie D. Sells,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane H. Crockett

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, State of Tennessee, more particularly described as follows:

BEING the easterly 25 feet of Lot No. 28 and the westerly 50 feet of Lot No. 27 on the Map of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

Said parts of Lots Nos. 28 and 27 front together 75 feet on the south side of Virginia Street and extend back 231.44 feet on the westerly line and 227.12 feet, more or less, on the easterly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to the within named grantors, Richard A. Sells and wife, Dixie D. Sells by deed of record in Book 5920, page 515, Register's Office for Davidson County, Tennessee. The said Richard A. Sells having conveyed his interest to Dixie D. Sells by Quitclaim Deed of record in Book 6036, page 230, Register's Office for Davidson County, Tennessee.

And I, Richard A. Sells, husband of the within Dixie D. Sells, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

CONTINED ON BACK

This is unimproved ( ) improved (X) property, known as 1008 Virginia Avenue (House Number) (Street) Nashville, TN 37216 (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 our hands this 27th day of May, 19 83

Dixie D. Sells

Richard A. Sells

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dixie D. Sells and Richard A. Sells

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 19 83.

Commission expires June 16, 1985

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

TO

H 53554

IDENTIF. REFERENCE

JUN 13 12 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HSP

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6070, page 203, Register's Office for Davidson County, Tennessee.

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3900.00- CO	
			104.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.90-
4459A	06/13/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.3 5 5 4

IDENTIF. REFERENCE

JUN 13 12 00 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 955750