Instrument Prepared By:
R. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-8-194	Thomas W. Selley	Dominion Bancshares Mortgage 9900 Main Street Fairfax, VA. 22031
FIELD BOOK NUMBER(S) 3DZ-9320	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 304 Lorna Drive	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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SAM LEE POWERS, JR., and wife, SANDRA ELAINE POWERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS W. SELLEY, OSCAR P. SELLEY wife, MARY ANN SELLEY, as tenants in common, the said Oscar P. Selley and Mary Ann Selley to hold a 1/2 interest as tenants by the entireties.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 165 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119.

Said Lot No. 165 fronts 102 feet on the westerly side of Lorna Drive and runs back between lines, measuring 167.3 feet on the northerly line and 151.4 feet on the southerly line, to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Sam Lee Powers, Jr., and wife, Sandra Elaine Powers, by deed from Larry D. Abbott and wife, Karon T. Abbott, as of record in Book 5015, page 797.

This conveyance is made subject to restrictions of record in Book 2297, page 194.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of June, 1983.

Sam Lee Powers, Jr.

Sandra Elaine Powers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam Lee Powers, Jr., and wife, Sandra Elaine Powers, 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 Nashville, Tennessee, this, the 13th day of June, 1983.

My commission expires: 7-21-83

Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 47,500.00 Amount

Thomas W. Selley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 1983

MY COMMISSION EXPIRES: 7-21-83 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SAM LEE POWERS, JR., AND WIFE

TO

THOMAS W. SELLEY

H 5 4 5 9 8

IDENTIF. REFERENCE

JUN 16 3 48 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6077 PAGE 383

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
			47501.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
5645A	06/16/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 5 9 8

IDENTIF. REFERENCE

JUN 16 3 48 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 956905