OFFICIAL RECEIPT

BOOK 6194 PAGE 366

H 92100

MAIL ENV.

IDENTIF. REFERENCE

DEC 15 8 48 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1983.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McAnaney et ux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	Map 147-5
4901 Salem Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 Fairfax Square (STREET ADDRESS)	Parcel 155
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 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, GUY E. PHIPPS AND WIFE, IONA PHIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL McANANEY AND WIFE, KARLA W. McANANEY

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. 512 on the Plan of Section VI, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Blackman Road at the corner of Lots Nos. 511 and 512; thence with the line between said lots, southerly 158 feet to a corner of Lot No. 513; thence with the line between Lots 512 and 513, easterly 188.5 feet to a point in the westerly margin of Salem Drive; thence with the margin of the same, northerly 110 feet to a point at the beginning of a curve; thence around said curve, northwesterly 31.42 feet to a point in the southerly margin of Blackman Road; thence with the margin of the same, westerly 160 feet to the beginning.

BEING the same property conveyed to Guy E. Phipps and wife, Iona Phipps by deed from William Howard Patterson and wife, Clare L. Patterson of record in Book 4037, page 13, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 2332, page 92, 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 4901 Salem Drive, (House Number) (Street) Nashville, Tennessee 37211 (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 14th day of December, 1983

Guy E. Phipps
GUY E. PHIPPS

Iona Phipps
IONA PHIPPS

12/15/83 - CHECK

581

OFFICIAL RECEIPT
FELIX Z. WILSON, II

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 Guy E. Phipps and wife, Iona Phipps

the bargainors, 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 14th day of December 19 83.

Commission expires 1-22-84

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Guy E. Phipps et ux

TO
Michael McAnaney et ux

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

jb

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

67000.00- CAMT.
174.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.70-
9581A12/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H92100

IDENTIF. REFERENCE

DEC 15 8 48 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 184