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 $58,000.00

James R. Browne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Dec 19 85

Notary Public

MY COMMISSION EXPIRES: Nov 27 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. BROWNE (NAME)	DOMINION BANCSHARES MORTGAGE CORP. (NAME)	095-03-0
214 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	077
Nahsville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	03 DZ 05840

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, THOMAS R. ABBOTT and wife, MY THI ABBOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BROWNE and wife, MICHELLE M. BROWNE

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. 152 on the Plan of Merry Oaks, Section 1, as of record in Book 1835, pages 67 and 68, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Fairway Drive, the common corner of Lots 152 and 153; thence with the line between said lots, westerly 143 feet to a point in the easterly line of Lot 150; thence with the line between Lots 150 and 152, northerly 107.4 feet to the northeast corner of Lot 150, and a corner of Lot 127; thence northeasterly, with the line between Lots 152 and 127, 6.9 feet to the corner of Lots 151 and 152; thence with the line between said lots, easterly 184 feet to the westerly margin of Fairway Drive; thence with said Drive southerly 104 feet to the beginning.

Being the same property conveyed to Thomas R. Abbott and wife, My Thi Abbott by deed from Juanita Mason McCanless, unmarried of record in Book 5488, page 406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 214 Fairway Drive, Nashville, Tennessee 37214
(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 our hand s this 15TH day of December, 19 83

Thomas R. Abbott

My Thi Abbott

STATE OF TENNESSEE / ~~CALIFORNIA~~ County of: ORANGE

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Personally appeared before me, CARMEN GALVAN, a Notary Public in and for said County and State, the within named THOMAS R. ABBOTT and wife, MY THI ABBOTT

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 SANTA ANA, ~~TENNESSEE~~ CALIFORNIA, this 15 day of December 1983

Commission expires

Notary Public

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

OFFICIAL SEAL
CARMEN GALVAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Jan. 14, 1985
1202 W. Chestnut Ave., Santa Ana, Calif. 92703

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

1857 12/27 11:32 AM

WARRANTY DEED

FROM
THOMAS R. ABBOTT and wife,
MT THI ABBOTT

TO
JAMES R. BROWNE and wife,
MICHELLE M. BROWNE

1857 12/27 11:32 AM 103

IDENTIFICATION REFERENCE

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

$ 84.17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6201 PAGE 364

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

58000.00- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
1857A12/27/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93847

IDENTIF. REFERENCE

DEC 27 11 32 AM '83

FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN

No. 2400