FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$52,000.00 Frank Steven Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES 7/18/87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK STEVEN JOHNSON (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 117-08
1301 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite #200 (STREET ADDRESS)	PAR 174
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	24W-14625

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, CHARLES LAVOYAH COOK and wife, SANDRA BAZEN COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK STEVEN JOHNSON and wife, PAM A. JOHNSON

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. 220 on the Map of Victoria place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee. SAID Lot No. 220 fronts 60 feet on the South side of Clayton Avenue and runs back between parallel lines 136 feet to an alley. INCLUDED but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4742, Page 178, said Register's Office, described as follows:
BEGINNING at the point of intersection of the east boundary of this property and the north margin of this alley between Gale Lane and Clayton Avenue, said point being along the said north margin 462 feet westward from the west margin of 12th Avenue South; thence along the said north margin of the alley North 78 deg. 09 min. West 20.0 feet to a point; thence North 44 deg. 41 min. East 36.9 feet to a point in the said east boundary; thence along the said east boundary South 11 deg. 51 min. West 31.0 feet to the point of beginning.

BEING the same property conveyed to Charles Lavoyah Cook and wife, Sandra Bazen Cook by deed from James T. Zumbro and wife, Evelyn L. Zumbro, of record in Book 5415, Page 66, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved ( ) improved property, known as 4304 Clayton Avenue, Nashville, Tn. 37212 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

X

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 their hands this 28th day of December, 19 83

Charles Lavoyah Cook
CHARLES LAVOYAH COOK

Sandra Bazen Cook
SANDRA BAZEN COOK

CHECK 01/03 141.70-
3619

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 CHARLES LAVOYAH COOK and wife, SANDRA BAZEN COOK

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 28th day of December 19 83

Commission expires 7/18/87

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

CHARLES LAVOYAH COOK

SANDRA BAZEN COOK

TO

FRANK STEVEN JOHNSON

PAM A. JOHNSON

FILED
JAN 8 3 12 PM '84
DAVIDSON COUNTY, TN
REGISTER

PREPARED BY:
RETURN TO: REFERENCE

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

81 3 9 6 H

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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
3619A01/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

B 6 5 3 1 6

IDENTIFICATION REFERENCE

JAN 9 3 42 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4118