OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6219 PAGE 97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 1984

Notary Public

MY COMMISSION EXPIRES: Nov 1 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W. Boyd	Dominion Bancshares Mortgage Corporation	
(NAME) 1913 Beechwood Avenue	(NAME) 9900 Main Street, Suite 200	104-16-234
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37212	(STREET ADDRESS) Fairfax, Virginia 22031	24W-11990
(CITY) (STATE) (P. O. ZIP)	(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, James A. Ragghianti and wife, Mary K. Ragghianti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven W. Boyd and wife, Kathleen J. Boyd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 220 on the plan of Belmont Land Co.'s Plan; Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 220 fronts 50 feet on the southerly margin of Beechwood Avenue and extends back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to James A. Ragghianti by deed from Garnette P. Montgomery, a single person, of record in Book 6042, page 479, Register's Office for Davidson County, Tennessee.

H 99239

IDENTIF. REFERENCE

JAN 23 12 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (XX) unimproved ( ) property, known as 1913 Beechwood Avenue (House Number) (Street) Nashville, TN. 37212 (P. O. Address) (City or Town) (Postal Zip)

01/23 205 40-

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 19th day of JANUARY, 19 84

James A. Ragghianti

James A. Ragghianti

Mary K. Ragghianti

Mary K. Ragghianti

3249

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6219 PAGE 98

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Ragghianti and wife, Mary K. Ragghianti

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 19th day of JANUARY 1986

Commission expires Nov 1, 1987

Christy Wilkins Riney
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

James A. Ragghianti

TO

Steven W. Boyd

Returned to:

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

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

RECEIVED OF _____ BOOK 6219 PAGE 99

FOR _____

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
			76500.00- CAMT.	
			198.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	205.40-
			824BA01/23/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 2 3 9

IDENTIF. REFERENCE

JAN 23 12 01 PM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 8618