FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

John Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-17-84
(AFFIX SEAL)

BOOK 6252 PAGE 642

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
John Riggins (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
7408 Dunaway Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	128-9-71
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	9D-7789

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 Morris Eshaghpour Contracting Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Riggins and wife, Heather A. Riggins

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. 9 on the plan of Section One, Dunaway Woods, of record in Book 5200, page 132, Register's Office for said County.

SAID Lot No. 9 fronts 240.5 feet on the broken northeasterly margin of Dunaway Drive and extends back 244.34 feet on the northwesterly line and 223.28 feet on the southeasterly line to a dead line in the rear, measuring 195.23 feet thereon.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corporation, a Tennessee corporation, by Installment Deed from I. R. Schulman, Trustee, of record in Book 5484, page 327, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5393, page 651 and Book 5484, page 222, said Register's Office, and to the matters set forth in the above referenced plan of record.

CHECK

This is unimproved ( ) improved (XX) property, known as 7408 Dunaway Drive (House Number) (Street) Nashville, Tn. 37221 (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 my hand this 19TH day of MARCH, 1984

Morris Eshaghpour Contracting
BY:
Morris Eshaghpour, President

1166 03/20 474.50-

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, 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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Morris Eshaghpour and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Morris Eshaghpour Contracting Corporation the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President 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 Morris Eshaghpour as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 19th day of March, 19 84

My commission expires 11-17-84

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Morris Eshaghpour Contracting Corp.,
a Tennessee Corporation

TO
John Riggins, et ux

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

IDENTIF. REFERENCE

MAR 20 10 10 AM 1984
FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

109621

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
			180000.00- CAMT.	
			468.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 474.50-	
			1166A03/20/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

109621

T.
IDENTIF. REFERENCE

MAR 20 10 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21139