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 $ 51,475.00

Barry Minatra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 84

Notary Public

MY COMMISSION EXPIRES: 1-30-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry Minatra (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
3929 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	148-10-54
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	5DU 46966

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 R. Gundlach and wife, Teddie D. Gundlach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry Minatra and wife, Susan R. Minatra

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. 145 on the Plan of Locustwood, Section 2, as of record in Book 2331, page 147, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles R. Gundlach and wife, Teddie D. Gundlach by deed from Lynn E. Hunt and wife, Claudia S. Hunt of record in Book 4988, Page 987, Registers Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2601, Page 453, said Register's Office.

The Plan of record in Book 2331, Page 147, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from East Ridge Drive, and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

11630

IDENTIF. REFERENCE

APR 19 1 55 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 3929 East Ridge Drive, Nashville, TN 37211
(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 19th day of April, 19 84

Charles R. Gundlach Charles R. Gundlach

Teddie D. Gundlach Teddie D. Gundlach

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 R. Gundlach and wife, Teddie D. Gundlach

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 April, 1984

Commission expires 1-18-87

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 R. Gundlach
Teddie D. Gundlach
TO
Barry Minatra
Susan R. Minatra

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

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
			51475.00- CAMT.	
			133.90- CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
			9865A04/19/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1663 0

IDENTIF. REFERENCE

APR 19 1 55 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 29583