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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

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
MIRIAM PHYLLIS BROWN	Dominion Bancshares Mortgage Corporation	MAP 119-13
(NAME) 521 Morton Street	(NAME) 9900 Main Street, Suite #200	PAR 193
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37211	(STREET ADDRESS) Fairfax, Virginia 22031	6DA 37173
(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, WAYNE SMELSER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIRIAM PHYLLIS BROWN, Unmarried

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. 65 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Wayne Smelser by deed from Howard Austin Birchett and wife, Maymie R. Birchett, of record in Book 5961, page 810, Register's Office for Davidson County, Tennessee.

07/17 136.50 CHECK

This is unimproved ( ) improved (X) property, known as 521 Morton Street, 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 his hand this 14th day of June, 19 84

WAYNE SMELSER

4298

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 WAYNE SMELSER, Unmarried

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 Nashville, Tennessee, this 14th day of June 19 84

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

I 3 6 7 3 6

FROM

~~WAYNE SMELSER~~

IDENTIF. REFERENCE

TO

~~MIRIAM PHYLLIS BROWN~~

JUL 17 | 37 PM '84

FEE REGISTER
DAVIDSON COUNTY, TN

WILLIAMSON COUNTY — STATE OF TENNESSEE.
Received for record the ____ day of ____ 19__
at ____ o'clock ____ M Noted in Note Book ____ Page ____
and Recorded in Book No. ____ Page ____
Paid ____ Recording Fee ____ State Tax ____
Receipt No. ____ Witness my hand ____ Total ____

, Register

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
429BA07/17/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 36 1/4 to
Goodlettsville
7-17-64 at 1:20 PM
Felix Z. Wilson
Register
By [illegible] D.C.

No.0053340