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IDENTIF. REFERENCE

AUG 13 11 13 AM '84

FELIX A. DALE, JR. REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$54,000.00

X Earl Gaines Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 84.

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

BOOK 6358 PAGE 240

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
EARL GAINES, JR. (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 59
654 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite #200 (STREET ADDRESS)	PAR 109
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	13DA 26630

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 EDWARD SWIFT and wife, MARY PATRICIA WATERS SWIFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL GAINES, JR., 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, described according to a mortgage loan inspection dated July 27, 1984 by John Kohl, as follows: BEGINNING at a point in the southerly boundary Ewing Drive (new Ewing Road), said point being the northwest corner of the Waters property as described in Book 2022, Page 243, said Register's Office; thence, South 03 deg. 15 min. west 309.3 feet to a point; thence, north 88 deg. 22 min. west 138.1 feet to a point; thence, north 03 deg. 15 min. west 295.5 feet to a point; thence, following the southerly boundary of Ewing Drive in an easterly direction 139.7 feet to the point of beginning.

BEING the same property conveyed to James Edward Swift and wife, Mary Patricia Waters Swift by deed from Ola Waters, of record in Book 3071, page 583, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 654 Ewing Drive, Nashville, Tn. 37207
(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 their hand this 27th day of July, 84

JAMES EDWARD SWIFT

MARY PATRICIA WATERS SWIFT

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 JAMES EDWARD SWIFT and wife, MARY PATRICIA WATERS SWIFT

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 27th day of July, 84

Commission expires 7/18/82

Betty G Chapman
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 EDWARD SWIFT

MARY PATRICIA WATERS SWIFT

TO
EARL GAINES, JR.

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

BOOK 6358 PAGE 242

RECEIVED OF _____

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
			54000.00- CAMT.	
			140.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.90-
1607	08/13/84		3AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 6 1 1 0

IDENTIF. REFERENCE

AUG 13 11 13 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0060414