FILE IN Box #4
FORM NO. WD-1
#84-10-33

BOOK 5414 PAGE 275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,900.00

Cynthia A. Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONY H. DOWNING (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
507 Snyder Avenue, (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	91-14-18
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	8DA-23365

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, CHRISTOPHER A. RYE and JEANIE M. RYE, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY H. DOWNING and CYNTHIA A. DOWNING, his wife

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:
BEING the South part of Lot No. 190 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, described as follows:

BEGINNING at a point in the westerly margin of Snyder Avenue (formerly Holman Street), 87 feet North of Twin Street (as relocated), being the common corner of Lots Nos. 190 and 121; thence, with the line between said Lots westerly 176.5 feet to the easterly terminus of a 12 foot alley; thence, with the easterly terminus of said alley southerly 6 feet to the South line of said alley; thence, with the line of the same, westerly 88 feet to the intersection of said alley and another 12 foot alley; thence, with the easterly margin of the last mentioned alley, northerly 93.5 feet to the southwesterly corner of the property conveyed to W. R. Easley by Deed of record in Book 1151, Page 640, said Register's Office; thence, with the South line of the Easley Lot easterly 295 feet, more or less, to the westerly margin of Foster Street; thence, with the margin of the same, southerly 55 feet to the point of beginning.

BEING the same property conveyed to Christopher A. Rye and wife, Jeanie M. Rye, by Deed from N. T. Clinton, unmarried, of record in Book 5341, Page 973, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

unimproved ( ) This is improved (X) property, known as 507 Snyder Avenue, (House Number) (Street) Nashville, Tennessee 37209 (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 hands this 26th day of October, 1984

Christopher A. Rye
CHRISTOPHER A. RYE

Jeanie M. Rye
JEANIE M. RYE

STATE OF TENNESSEE
Davidson County

BOOK 6414 PAGE 276

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER A. RYE and wife, JEANIE M. RYE,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 19 84.

Notary Public

Commission Expires 4/17/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
CHRISTOPHER A. RYE

TO
TONY H. DOWNING

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 6 0 2 3

IDENTIFICATION REFERENCE

OCT 30 11 29 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6414 PAGE 277

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

36900.00- CAMT.
95.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 102.44-
2958A10/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

160023

IDENTIF. REFERENCE

OCT 30 11 29 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0081135