Bk 21

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES: 1/18/87

(AFFIX SEAL)

BOOK 6451 PAGE 696

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim R. Ashburn (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	96 13
2879 Lyncrest Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	196
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	03DZ 60509

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, Alan Design & Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim R. Ashburn and wife, Betty P. Ashburn

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 Lot No 2 on the Resubdivision of Lot No. 20, on the Plan of Happy Acres, as of record in Plat Book 5190, page 719, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alan Design & Construction, Inc. by deed from Carole G. Sumner of record in Book 6091, Page 663, Register's Office, Davidson County, Tennessee.

Hans Holzen and Hans H. Holzen are one in the same person.

I 7 1 0 3 9

IDENTIF. REFERENCE

DEC 10 3 17 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CHECK

This is unimproved (xx) improved ( ) property, known as 2879 Lyncrest Drive, (House Number) (Street) Nashville, Tn. 37214 (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 7th day of December, 1984

Alan Design & Construction Co.

By: Hans H. Holzen

Hans Holzen, President

12/18 236.70

5482

STATE OF TENNESSEE
Davidson County

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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__.

XXXXXXX
Witness

My commission expires _____ _____
Notary Public

the undersigned

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hans Holzen and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the Alan Design & Construction Co., Inc. the within named bargainor, a corporation, and that (he) 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 Hans Holzen as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood on this the 7th day of December, 19 84.

My commission expires 1/18/87

N. Eddie Montgomery
Notary Public

WARRANTY DEED

FROM Alan Design & Construction Co.

TO Jim R. Ashburn
Betty P. Ashburn

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37027

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

77000.00- CAMT.
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
6482A12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-0-3-9

IDENTIF. REFERENCE

Dec 18 3 17 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 94285