6047

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 $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October 1984

Notary Public

MY COMMISSION EXPIRES: 4/19/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas O. H. Smith, Jr., 928 J. C. Bradford Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Downing (NAME)	Dominion Bancshares (NAME)	142-15
110 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)	9900 Main St., Suite 200 (STREET ADDRESS)	A19
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (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~~ United States Fidelity and Guaranty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Downing and wife, Jeannie W. Downing and Elizabeth J. Downing, 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 Unit No. 19 on the Plan of the First Revised Bellevue Manor Condominium, a plat of which is of record in Book 5200, page 231, Register's Office for said County, to which reference hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

BEING the same premises conveyed to United States Fidelity and Guaranty Company by deed from Frank A. North, Jr. of record in Book 6342, page 865, Register's Office for said County.

THIS CONVEYANCE is made subject to the provisions and requirements of Tennessee Horizontal Property Act, as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to casements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, convenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Bellevue Manor, of record in Book 5520, page 203, Register's Office for said County.

CHECK This is unimproved ( ) improved (X) property, known as Unit 19 Bellevue Manor, Bellevue Rd., Nashville, Tn. 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

12/28 119.60

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 29th day of October 1984.

ATTEST: Walter E. Stewart, Jr.
Walter E. Stewart, Jr.,
Assistant Secretary

By: Michael B. Casey, Vice President for
UNITED STATES FIDELITY AND GUARANTY COMPANY,
a Maryland Corporation

3525

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STATE OF TENNESSEE
Davidson County

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___.

Commission expires _____

_____
Notary Public

STATE OF Maryland
City of Baltimore

Before me, Millicent M. Leitch, a Notary Public within and for the State and ~~County~~ City aforesaid, personally appeared Michael B. Casey and Walter E. Stewart, Jr. with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President and Assistant SEcretary respectively of the United States Fidelity and Guaranty Company the within named bargainor, a corporation, and that (he) as such Vice President and (they) Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael B. Casey as such Vice President, and attesting the same by the said Walter E. Stewart, Jr. as such Assistant Secretary.

Witness my hand and official seal at office at Baltimore, Maryland on this the 22nd day of October, 1984.

My commission expires 7-1-86.

Millicent M. Leitch
Notary Public

NOTARY PUBLIC BALTIMORE CITY, MD.

WARRANTY DEED

FROM
United States Fidelity and Guarnaty Company

TO
Robert A. Downing

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

I-7.2.9.9.

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN
DEC 28 8 24 AM '84

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
			43500.00- CAMT.	
			113.10: CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	119.60-
8929A	12/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 2 9 9 9

IDENTIF. REFERENCE

DEC 28 8 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96662