THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOX 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John F. Park, Jr. 4958 Edmondson Pike, K-51 Nashville, TN 37211	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	147-7-B-51 6DU-27580

BOOK 6470 PAGE 618

2129 01/09 110.24 CHECK

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Douglas Phelps, Jr., and wife, Peggy M. Phelps hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John F. Park, Jr., and wife, Polly Ann Park hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Townhouse Apartment in Davidson County, Tennessee, being Townhouse No. K-51, Parcel 51, on the plan of Woodlea Place Townhouses, of record in Book 5050, page 101, Register's Office for said County, which plan is incorporated herein and made a part hereof by reference.

BEING the same property conveyed to James Douglas Phelps, Jr. by deed from G. H. McDonald and wife, Kerry J. McDonald, of record in Book 5372, page 198, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 5197, page 544, and Book 5197, page 585, said Register's Office, and to the matters set forth in the above referenced plan of record.

1:7:5:5:8 4: T IDENTIF. REFERENCE JAN 9 10 37 AM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (not) improved property, known as 4958 Edmondson Pike, K-51, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 19 84.

James Douglas Phelps, Jr.
James Douglas Phelps, Jr.

Peggy M. Phelps
Peggy M. Phelps

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 1984, before me personally appeared James Douglas Phelps, Jr. and Peggy M. Phelps, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1984.

My Commission Expires: Nov 6, 1987

_____
Notary Public

WARRANTY DEED

from:
JAMES DOUGLAS PHELPS, JR., ET UX

to:
JOHN R. PARK, JR., ET UX

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23105

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

RECEIVED OF _____

FOR _____

BOOK 6470 PAGE 620

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

39900.00- CAMT.
103.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.24-
2129A01/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17584

IDENTIF. REFERENCE

JAN 9 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99787