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 $ 26,280.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 1985.

Notary Public

MY COMMISSION EXPIRES: April 24, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. B. Young, Attorney, 4800 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Brown (NAME)	Dominion Bankshares Mortgage Corp. (NAME)	72-13-B-006
822 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite200 (STREET ADDRESS)	27W 24945
Nashville, TN 37206 (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, Roger Jay Neff and wife, Sandra Dee Neff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Brown

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 Lot No. 9, "Block A" on the Revised Plan of a part of L.M. Ezell's 12.11 acre tract of the Talbot Land, of record in Plat Book 1130, page 5, Register's Office for said County.

BEING the same property conveyed to J. O. Ewing by deed from Frigidheat Industries, a Division of X-Ray Engineers, of record in Book 5881, page 409, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roger Jay Neff and wife, Sandra Dee Neff, by deed from J. O. Ewing and Martha E. Green, of record in Book 6060, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and allexisting easements of record.

Ronnie Brown joins in this conveyance to signifiy his acceptance of the mortgage owed to Dominion Bankshares Mortgage Corporation recorded at Book 6060, page 405, R.O.D.C., Tennessee, his agreement to pay same according to its terms and conditions and hold Roger Jay Neff and Sandra Dee Neff harmless therefore.

This is unimproved ( ) improved (XX) property, known as 822 Douglas Avenue, Nashville, Tennessee 37206
(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 our hand s this 14th day of January, 1985

Roger Jay Neff
ROGER JAY NEFF, GRANTOR

Sandra Dee Neff
SANDRA DEE NEFF, GRANTOR

Ronnie Brown
RONNIE BROWN, GRANTEE

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 Roger Jay Neff and wife, Sandra Dee Neff and Ronnie Brown

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 14th day of January 19 85

Commission expires April 19, 1987

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

ROBERT B. JENNINGS NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3355

0146674.88-CHECK

I: 7: 6: 5: 9 7

IDENTIF. REFERENCE

JAN 15 9 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RELEASED

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

26280.80- CAMT.
68.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 74.88-
3355A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 5 9 7

IDENTIF. REFERENCE

JAN 15 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100980