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

Fell

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Louis A. DiRienzo 1520 Chickering Road Nashville, TN 37215	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	144-9-3 FH 2950

BOOK 6504 PAGE 168

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, Walter D. Verner and wife, Joan C. Verner hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Louis A. DiRienzo and wife, Mary S. DiRienzo 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Chickering Woods, of record in Book 3842, page 105, Register's Office for said County, and described as follows:

BEGINNING at a point on the center line of Chickering Road, said point being the southwesterly corner of the herein described tract; thence with said center line North 20° West 368.80 feet to a point on said center line; thence leaving said center line South 89° 09' 29" East 845.50 feet to a point located on the northwesterly corner of Lot Number 2; thence with a portion of the westerly line of Lot Number 2 South 0° 50' 31" West 304.94 feet to a point; thence North 88° 18' 09" West 83.10 feet to a point; thence South 1° 41' 51" West 50.0 feet to a point located on the northerly line of the Charles S. Ragland property; thence with said northerly line North 88° 18' 09" West 630.68 feet to the point of beginning, containing 6.156 acres, more or less.

BEING the same property conveyed to Walter D. Verner and wife, Joan C. Verner by deed from John Raymond David Griff and wife, Margaret K. Griff, of record in Book 5341, page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1520 Chickering Road, Nashville, TN 37215.

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 28th day of February, 19 85.

Walter D. Verner
Walter D. Verner

Joan C. Verner
Joan C. Verner

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 1985, before me personally appeared Walter D. Verner and Joan C. Verner, 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 $ 235,000.00.

Louis A. DiRienzo
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILED & RECORDED
DAVIDSON COUNTY, TN
FELIX P. WHITSETT, JR. REGISTER
MAR 5 10 55 AM '85

IDENTIF. REFERENCE

73698

WARRANTY DEED

from:
WALTER D. VERNER AND WIFE,
JOAN C. VERNER

to:
LOUIS A. DiRIENZO AND WIFE,
MARY S. DiRIENZO

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-23230

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

RECEIVED OF _____

FOR _____

BOOK 6504 PAGE 170

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
			235000.00-	CAMT.
			611.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 617.50-
			5898A03/05/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 9 7 3

IDENTIF. REFERENCE

MAR 5 10 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113166