File ND

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Ronald O. Yearwood 1704-02 Gale Lane Nashville, TN 37204	Dominion Bancshares Mortgage Corporation 9900 Maln Street, #200 Fairfax, VA 22031	16DA-4695 117-8 39

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6279, Page 666, Register's Office for Davidson County, Tennessee, to secure to Dominion Bancshares Mortgage Corporation, the original principal amount of $71,050.00, payable as therein specified; we, Jeffrey R. Hearington, unmarried, Theron Waddell, unmarried and Janice E. Hearington, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Ronald O. Yearwood, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 12, 13 and 14 on the Plan of Resubdivision of certain lots in Belmont Terrace Annex No. 1, as of record in Book 547, Page 99, Register's Office for said County, described together according to a survey by Hickerson-Miller, Engineers-Surveyors, dated Marchll, 1958, as follows:
BEGINNING at a point in the northeasterly margin of Gale Lane, said point being south 45^0 15' east 83 feet from the southeast corner of the property conveyed to Claude L. Puckett, and wife, by deed of record in Book 2742, Page 403, said Register's Office; thence with said margin of Gale Lane, South 45^0 15' east 38 feet to an iron pin; thence with same southeastwardly 51 feet, more or less to the point of intersection with the northeasterly margin of Gale Lane and the northwesterly margin of Oakland Avenue; thence with the same North 31^0 45' east 155 feet more or less, to an iron pin, being the southeast corner of property conveyed to Wm. D. McMurray, by deed of record in Book 4364, Page 390, said Register's Office; thence with McMurray's southerly line North 66^0 west 66 feet to a point, being the northeast corner of property conveyed by deed of trust from Karen M. West to Everett A. Covington, Jr., Trustee, by deed of record in Book 3764, Page 15, said Register's Office; thence with the easterly line of said West's property, southwestwardly 137 feet, more or less, to a point in the northeasterly margin of Gale Lane, the point of beginning.
BEING the same property conveyed to Jeffrey R. Hearington and Theron Waddell and wife, Jan Waddell by deed from Mary C. Martin of record in Book 6279, Page 663, Register's Office for Davidson County, Tennessee. The said Theron Waddell and Janice E. Waddell having since divorced in the Fourth Circuit Court for Davidson County, Tennessee, under docket #_____, and now own the property as tenants in common; further the said Janice E. Waddell is now known as Janice E. Hearington.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 1704-02 Gale Lane, Nashville, TN 37204

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.

Whenever 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 hands this 15th day of April, 1985.

Jeffrey R. Hearington, unmarried

Janice E. Hearington

Theron Waddell, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Hearington, unmarried, Theron Waddell, unmarried and Janice E. Hearington, unmarried, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of April, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $24,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF APRIL, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

I 9 7 2 1 8

IDENTIF. REFERENCE

APR 17 12 08 PM '85

DAVIDSON COUNTY, TN

04/17 198.90- CHECK

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

3753

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

74000.00- CAMT.
192.40 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 198.90-
8763A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 97218

IDENTIF. REFERENCE

APR 17 12 03 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125666