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

ADDRESS NEW OWNER:
Vincent A. Raia
225 Flora Maxwell Road
Nashville, TN 37211

SEND TAX BILLS TO:
Dominion Bancshares Mortgage
Corporation
9900 Main Street, Suite 200
Fairfax, Virginia 22031

MAP-PARCEL NUMBERS:
MAP 147-8
PARCEL 182
5DU-5711

WARRANTY DEED

BOOK 6565 PAGE 204

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, Wiley F. Moretz, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vincent A. Raia, unmarried 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. 7 on the plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

SAID Lot No. 7 fronts 63.0 feet on the northerly margin of Flora Maxwell Road and extends back 110.67 feet on the easterly line and 102.94 feet on the westerly line to a dead line in the rear, measuring 67.50 feet thereon.

BEING the same property conveyed to Wiley F. Moretz, Jr., unmarried, by deed from W. L. Bainbridge, Inc., of record in Book 5719, page 517, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5626, page 220, said Register's Office, and to the matters set forth in the above referenced plan of record.

J.O 7.5.3.4
T.
IDENTIF. REFERENCE
MAY 24 3 00 PM '85
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 225 Flora Maxwell Road, 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 23rd day of May, 19 85.

Wiley F. Moretz, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 19 85, before me personally appeared Wiley F. Moretz, Jr., 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 he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

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

BOOK 6565 PAGE 205

The actual consideration or value, whichever is greater, for this transfer is $ 49,900.00.

Vincent A. Raia
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Wiley F. Moretz, Jr., unmarried

to:
Vincent A. Raia, unmarried

return to: box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23540

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

RECEIVED OF _____ BOOK 6565 PAGE 206

FOR _____

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
			49900.CO- CAMT.	
			129.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.24-
1370A05/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.5.3.4.

IDENTIF. REFERENCE

MAY 24 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137967