ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip E. Boeing, et ux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	162-5 263
324 Eulala Circle (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP CODE)	5DU-40778

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, CHARLES LEE DUNCAN, JR. and wife, MYRTLE MADELINE DUNCAN,

BOOK 7038 PAGE 547

have bargained and sold, and by these presents do transfer and convey unto the said PHILLIP E. BOEING and wife, CAROL H. BOEING,

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 Lot No. 140 on the Plan of Hickory Valley, Section 3, of record in Book 4460, Page 80, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Lee Duncan, Jr. and wife, Myrtle Madeline Duncan, by deed from David J. Ethridge and wife, Patricia A. Ethridge, of record in Book 6576, Page 351, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4630, Page 548, and amended in Book 5967, Page 773, Register's Office for Davidson County, Tennessee, and in Book 4604, Page 526, said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6569, Page 578, Register's Office for said County, in the original principal amount of $60,650.00.

6 2 6 1 9

IDENTIFICATION

Nov 13 8 48 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 324 Eulala Circle (House Number) (Street)

Nashville (P. O. Address) Tennessee (City or Town) 37211 (Zip Code)

CHECK

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 12th day of November, 1986.

Charles Lee Duncan Jr.

Myrtle Madeline Duncan

11/12/86

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 Phillip E. Boeing and wife, Carol H. Boeing,

the bargainor, 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 12th day of November, 1986.

My commission expires 9/9/89 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 72,306.90 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 12th day of November, 1986.

My commission expires 9/9/89 Notary Public Eunice Miller

This instrument was prepared by:

Name	Address
HOFSTETTER & HOFSTETTER, ATTORNEYS	Suite 500, 230 Fourth Avenue North Nashville, TN 37219

WARRANTY DEED

FROM

CHARLES LEE DUNCAN, JR. and wife,

MYRTLE MADELINE DUNCAN

TO

PHILLIP E. BOEING and wife,

CAROL H. BOEING

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7038 PAGE 549

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

72305.00- CONT.
202.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 208.34-
5269A 11/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62619

IDENTIFICATION REFERENCE

Nov 13 8 48 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11258