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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
David L. Steed and wife, Maria Frexes Steed 5637 Stoneway Trail Nashville, TN 37209	Dominion Bancshares P. O. Box 25829 Richmond, VA 23260	103-6 200 8DA-56885

WARRANTY DEED BOOK 7086 PAGE 157

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, Shirley Swartzbaugh and husband, John D. Swartzbaugh, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David L. Steed and wife, Maria Frexes Steed, 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. 23 on the plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County.

SAID Lot No. 23, which is a corner lot, fronts 81.08 feet on the easterly margin of Kendall Drive and fronts 104.19 feet on the southerly margin of Stoneyway Trail, said frontages being joined by a curve having a length of 37.86 feet and extends back 134.4 feet on the easterly line and 156.5 feet on the southerly line to a point of intersection.

BEING the same property conveyed to John D. Swartzbaugh and wife, Shirley Swartzbaugh by deed from Steven L. Inman, unmarried, of record in Book 6045, page 900, said Register's Office. John D. Swartzbaugh and Shirley Swartzbaugh conveyed their interest in subject property to Shirley Swartzbaugh by instrument of Correction of record in Book 6064, page 784, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation, of record in Book 6045, page 903, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 700 Kendall Drive, Nashville, Tennessee 37209

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 29th day of December, 19 86.

Shirley Swartzbaugh

John D. Swartzbaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 19 86 before me personally appeared Shirley Swartzbaugh and John D. Swartzbaugh, 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.

My Commission Expires: 11-24-88

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___.

BOOK 7086 PAGE 158

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 84,018.59.

David L. Steed
Affiant

Subscribed and sworn to before me, this the 29th day of December, 19 86.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

Shirley Swartzbaugh and
husband, John D. Swartzbaugh

to:

David L. Steed and wife,
Maria Frexes Steed

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
FELIX Z. WILKINS, JR. REG. STEN
DEC 30 2 31 PM '86

CROSS REFERENCE

7715 3

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

RECEIVED OF _____

FOR _____

BOOK 7086 PAGE 159

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

D4618.59- CAMT.
235.20 CSTAX
.50 PRFEE
6.00 MISC
CHECK 241.70-
D431A12/30/86 BAL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 7 5 3

IDENTIFICATION REFERENCE

Dec 30 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28108