FILE BOX 9

BOOK 7154 PAGE 578

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

James H. Bornstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 87

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

Mortgagee: Dominion Bancshares

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James H. Bornstein (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	Map 90-11
651 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2786 (STREET ADDRESS)	Parcel 2
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	FB#8DA33447

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Emanuele Macca, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Bornstein, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 625 on the plan of Charlotte Park, Section Nine, of record in Book 2900 at page 77, Register's Office for said County.

SAID Lot No. 625 fronts 66.0 feet on the westerly margin of River Rouge Drive and extends back 179.5 feet on the northerly line to a surveyed base line, and 50 feet, more or less, a total distance of 229.5 feet, more or less; and 192.8 feet on the southerly line to a surveyed base line, and 50 feet, more or less, a total distance of 242.8 feet, more or less; to a dead line in the rear on the easterly bank of the Cumberland River, measuring 83 feet thereon.

BEING the same property conveyed to Emanuele Macca, a single person, by deed from Barry J. Best and wife, Ardyce M. Best, of record in Book 6417, page 902, said Register's Office.

THIS conveyance is subject to (a) property taxes for 1987 for which Grantee is respeonsible and (b) the matters set forth in the above referenced plan of record.

AS part of the consideration for this conveyance, Grantee assumes and agrees to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5972 at page 490 in said Register's Office (Dominion Bancshares Mortgage Corporation, #026794-8) according to the terms thereof, and Grantor hereby assigns to Grantee the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 651 River Rouge Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 27th day of February, 19 87

Emanuele Macca
Emanuele Macca

03/03 238.90- CHECK

3985

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Emanuele Macca, single

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Emanuele Macca, single

TO
James H. Bornstein, unmarried

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

9.9.5 6.5

MAR 3 1 03 PM '87
KEITH Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

830.[illegible]0- CANT.
832.40 STAX
.50 PRFEE
6.00 MISC
CHK # 839.90-
0905803/03/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.5 6.5

IDENTIFI REFERENCE

MAR 3 1 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52218