THIS INSTRUMENT PREPARED BY:
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tn 37027

BOOK 7322 PAGE 515

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry G. Loper et ux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	133-1-170.00
418 McClellan Avenue (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	
Nashville, Tn (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ---------- -($10.00)---------- *Dollars,*

Cash in hand paid by Jerry G. Loper and wife, Marcella E. Loper and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Ronnie Lee Phillips and wife, Tamara West Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry G. Loper and wife, Marcella E. Loper

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Radnor Place Subdivision, as of record in Book 421, page 58, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Radnor Terrace, formerly McClellan Avenue, and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Ronnie Lee Phillips and wife, Tamara West Phillips by deed from James H. Wade and wife, Phoebe V. Wade of record in Book 6696, page 46, Register's Office for Davidson County, Tennessee.

5483.4.

IDENTIFICATION REFERENCE

AUG 11 1 22 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me this the 31st *day of* July *19* 87

My commission expires: 5-19-91 *(Affix Seal)*

Affiant Marcella E. Loper

Notary Public Judy A. Dickinson

unimproved ( )
This is improved (X) property, known as 418 McClellan Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31st *day of* July *19* 87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronnie Lee Phillips

Tamara West Phillips

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

BOOK 7322 PAGE 516

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ronnie Lee Phillips and wife, ~~Tamara West Phillips~~

the within named 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 Brentwood, *Tennessee this* 31st *day of* July, *19* 87

Judy A Thelma
Notary Public

Commission expires 5-19-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7322 PAGE 517

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.8 3 4.

IDENTIFI REFERENCE

AUG 11 1 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04359