BOOK 7329 PAGE 7

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARVIN RIVERA	DOMINION BANCSHARES MORTGAGE CORP.	GO-4586
(NAME)	(NAME)	
301 Alta Loma Road	11350 Random Hills Road	34-5-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Fairfax, VA 22030	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, JOHN A. PHELPS and wife, MICHELE K. PHELPS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN RIVERA and wife, ELIZABETH M. RIVERA,

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 the City of Goodlettsville, Davidson County, Tennessee as described as follows:

BEING the easterly part of Lot No. 39 on the Map of Bransford Realty Company's ALTA LOMA SUBDIVISION, of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey by Lewis D. Justice, Surveyor, dated April 4, 1952, as follows:

BEGINNING at an R.R. spike in the center of ALTA LOMA DRIVE (ROAD) at the southeast corner of said Lot No. 39 where the west line of the right-of-way of the L&N Railroad crosses said Drive (Road); thence with the center line of said Drive (Road) 80° 30' West 101 feet to a stake; thence North 4° 55' East 645 feet to a stake; thence South 62° 15' East 88.5 feet to a stake in the west line of said right-of-way; thence with the west line of the same, South 2° West 625 feet to the beginning.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5551, Page 820, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

5 7 0 9 8

IDENTIFICATION REFERENCE

AUG 19 9 27 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 301 Alta Loma Road, Goodlettsville, TN 37072
(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 our hand s this 13th day of August, 19 87

JOHN A. PHELPS: John A. Phelps

MICHELE K. PHELPS: Michele K. Phelps

08/19/87 09:27 CHECK

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STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, JOHN A. PHELPS and wife, MICHELE K. PHELPS,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 1987.

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Commission expires _____

Notary Public

WARRANTY DEED

FROM
JOHN A. PHELPS etux

TO
MARVIN RIVERA etux

REGISTER, PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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 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

54900.00- CAMT.
153.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.22-
3052A08/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57098.

IDENTIFICATION REFERENCE

AUG 19 9 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06941