FROM: DAVID J. HILL
SUBSTITUTE TRUSTEE

TO: DOMINION BANKSHARES MORTGAGE CORPORATION

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
11350 Random Hills Road Fairfax, VA 22031	SAME	Map 72-14 Parcel 395

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 35,171.74.

David J. Hill
AFFIANT

Subscribed and sworn to before me, this the 14 day of January, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 13, 1983, of record in Book 6159, page 529, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Bernard C. Knestrick conveyed to Donald L. Poleway and D. Gene Merrill, Trustees, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7411, page 267, Register's Office for Davidson County, Tennessee, appointed David J. Hill, Substitute Trustee, in the place and stead of Donald L. Poleway and D. Gene Merrill, Trustees; and

WHEREAS, the owner and holder of the indebtedness directed David J. Hill, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, David J. Hill, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Thursday, January 14, 1988, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on December 10, 17 and 24, 1987; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Dominion Bankshares Mortgage Corporation, acting through its agent, David J. Hill, was the highest and best bidder;

NOW, THEREFORE, the undersigned, David J. Hill, Substitute Trustee, pursuant to the bid of Dominion Bankshares Mortgage Corporation, acknowledges receipt of the sum of Thirty-Five Thousand One Hundred Seventy-One and 74/100--------Dollars ($ 35,171.74 ----------), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Dominion Bankshares Mortgage Corporation, a corporation organized under the laws of the Virginia, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot Not 6 on the Plan of Scott Avenue Annex, as of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bernard C. Knestrick by deed from Pete Knestrick and wife, Janice Knestrick, of record in Book 6159, page 526, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Dominion Bankshares Mortgage Corporation, a corporation, its successors and assigns, forever; and David J. Hill, Substitute Trustee, does hereby transfer, assign, and set over unto Dominion Bankshares Mortgage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said David J. Hill, Substitute Trustee, has executed this instrument on this the 14th day of January, 1988.

David J. Hill, Substitute Trustee
David J. Hill
Substitute Trustee

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 David J. Hill, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 14 day of January, 1988.

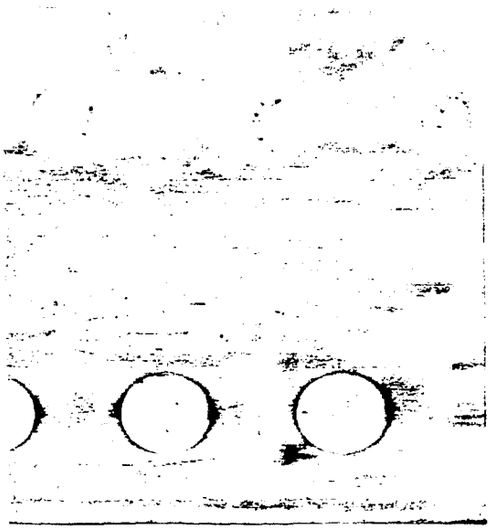
Carol A. Wilson
NOTARY PUBLIC

My Commission Expires:

3-8-89

OFFICIAL RECEIPT

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



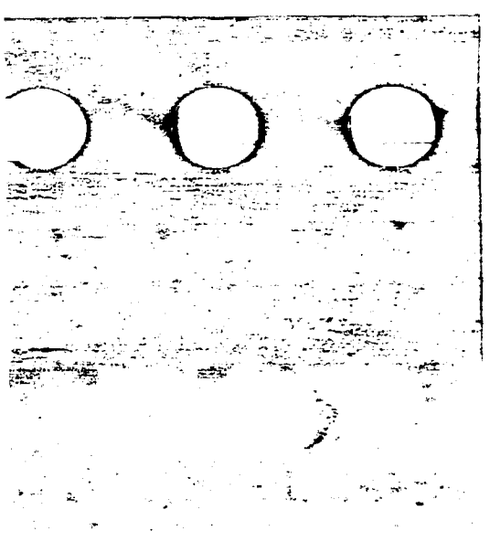
RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 528

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



CAMT	35171.74
CON TX	98.56
	0.50
MISC	6.00
TOTAL	105.06
CHECK	105.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/98 01 15:37 0001 8692

97 7.0

IDENTIFICATION REFERENCE

JAN 15 3 33 PM '98

DAVIDSON COUNTY, TN

No. 53663