File Box 3761

15-5-64

This instrument was prepared by:
Mark E. Morrison, Attorney
323 Union Street
Nashville, TN 37201

8700 06/22 0101 03CHECK 398.50

SPECIAL WARRANTY DEED

BOOK 7580 PAGE 331

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL NO.
Michael L. Dagley 6617 Jocelyn Hollow Road Nashville, TN 37205	NOVA Leader Federal Mortgage, Inc. P.O. Box 275 Memphis, TN 38101-0275	129-1-33 8DZ-71800

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CIRCUIT CITY STORES, INC., A VIRGINIA CORPORATION has bargained and sold, and by these presents does transfer and convey unto the said Michael L. Dagley and wife, Pamela Fay Dagley

with full power to mortgage, sell, transfer, encumber and convey without joinder of beneficiary, the Grantee(s) herein, his/their heirs, successors 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. 995, on the Plan of of West Meade Farms, Inc., Section XV, as shown on plat of record in Plat Book 2663, pages 54 and 55 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to CIRCUIT CITY STORES, INC., A VIRGINIA CORPORATION, by deed of record in Book 7311, page 709, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/their heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee(s) that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as of record.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to said Grantee(s), his/their heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

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.

IN WITNESS WHEREOF, the undersigned Circuit City Stores, Inc., A Virginia Corporation has caused this instrument to be executed by its duly authorized officer on this 9th day of June, 1988.

CIRCUIT CITY STORES, INC. A VA. CORP.

BY: _____

TITLE: Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7580 PAGE 302

The actual consideration or value, whichever is greater, for this transfer is $140,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me,
this ____ day of _____, 1987.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

Before me, the undersigned a Notary Public in and for said County and State, personally appeared James R. Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice President of CIRCUIT CITY STORES, INC., A VIRGINIA CORPORATION, the within named bargainor, a corporation, and that he as such Officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

Gertrude M. Gibson
NOTARY PUBLIC

My Commission Expires: 11-8-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael L. Dagley
Affiant

Subscribed and sworn to before me,
this 21st day of June, 1988.

Christy Wilkinson
Notary Public

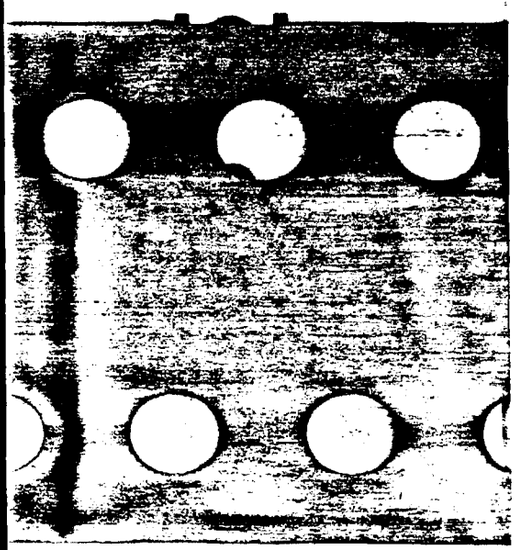
My Commission Expires: Oct 9, 1991

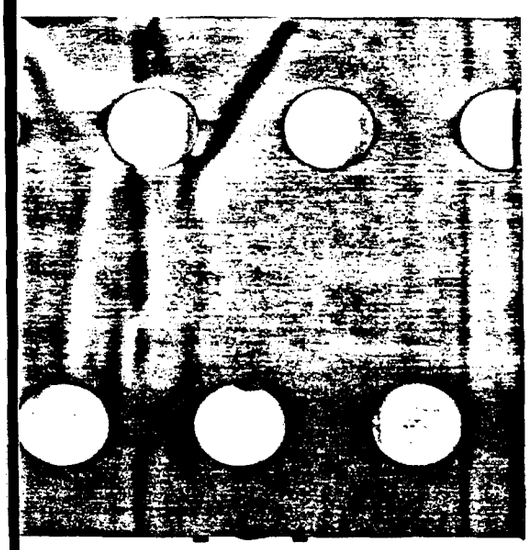
CHRISTY WILKINS NOTARY PUBLIC AT LARGE

JUN 22 1 15 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

42863





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7580 PAGE 303

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

CASH 140000.00
CON TX 392.00
PRFEE 0.50
WDEED 6.00
TOTAL 398.50
CHECK 398.50

4 2 8 6 3

IDENTIFICATION REFERENCE

JUN 22 1 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/22/88 01 13:18 0001 8700

No. 105490