WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7589 PAGE 578

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DIANA LYNN BROWN (NAME)	DOMINION BANCSHARES MORTGAGE (NAME)	MAP 115-4
736 Richfield Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	PARCEL 2
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	8DZ48805

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, FRANCINE SCOTT TESCH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANA LYNN BROWN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 158 on the Plan of Brook Meade Section V, as of record in Plat Book 2133, page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Francine Scott Tesch and Carl Tesch by deed from Stephen C. Schoenbaechler and wife, Mary Noel Schoenbaechler of record in Book 6687, page 470, said Register's Office. The said Francine Scott Tesch, being one and the same person as Marsha Francine Scott Tesch and Carl Tesch, being one and the same person as Carl Tesch, IV, having since divorced and Carl Tesch, IV having conveyed his interest in said property to Marsha Francine Scott Tesch by deed of record in Book 7451, page 771, Register's Office Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 102, said Register's Office.

45835

IDENTIFICATION

JUL 1 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3094 07/01 0101 03CHECK 397.55

unimproved ( )
This is improved (XX) property, known as 736 Richfield Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1988

Francine Scott Tesch
FRANCINE SCOTT TESCH

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCINE SCOTT TESCH, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June, 19 88.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Diana Lynn Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 88

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

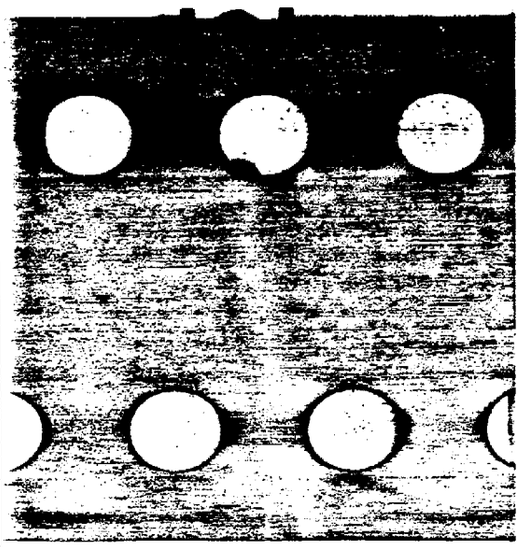
Notary Public

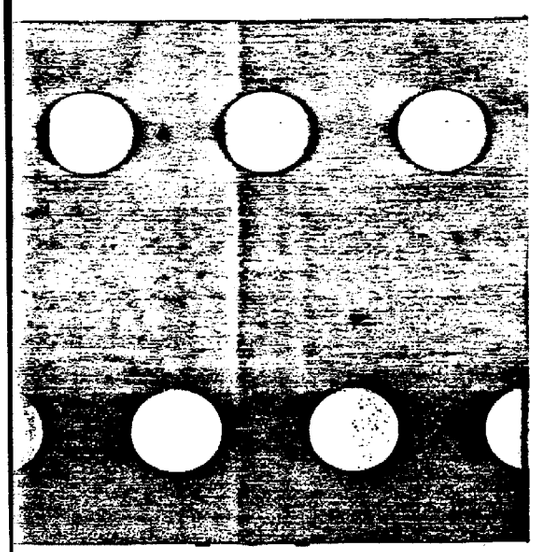
WARRANTY DEED

FROM
FRANCINE SCOTT TESCH, unmarried

TO
DIANA LYNN BROWN, unmarried

PLEASE RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7589 PAGE 580

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
				118500.00
				CON TX 391.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 397.55
				CHECK 397.55
07/01/88		01		14:35 0001 3094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45835

IDENTIFICATION REFERENCE

JUL 1 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108971