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FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,250.00

x J. Turner Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 88.

Notary Public

MY COMMISSION EXPIRES: 1-7-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Turner Talley (NAME) | DOMINION BANCSHARES MORTGAGE CORPORATION (NAME) | |
| 227 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER) | 11350 Random Hills Rd.Mail Stn.5 (STREET ADDRESS) | 192-13-A-4 |
| Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP) | Fairfax, VA 22030 (CITY) (STATE) (ZIP) | 00 |

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, 37th Avenue Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Turner Talley

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 Davidson County, Tennessee, being Unit No. 4 on the Plan of Sylvan Square Condominiums, as of record in Book 7334, Page 555, which is exhibit "C" to the Master Deed and which amends the plat of record in Book 5190, Page 288, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to 37th Avenue Joint Venture a Tennessee joint venture by deed from R.B. Investments, a Tennessee General Partnership of record in Book 7189, Page 105, Register's Office for Davidson County, Tennessee.

8643 0

RECEIVED FOR RECORD
Nov 17 2 49 PM '88
DAVIDSON COUNTY, TENN.

8795 11/17 0101 03CHECK 175.46

This is unimproved (X) improved ( ) property, known as 227 37th Avenue North, Nashville, TN 37202
(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 hands this 15th day of November, 19 88

37th Avenue Joint Venture

By: J. Turner Talley (PARTNER) By: R.B. Investments By: James R. Drake

J. Turner Talley

Attest: Charles A. Dabb (PARTNER)

Charles A. Dabb

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Turner Talley and Charles A. Babb & R.B. Investments (C.A.B. & Investments by J. Turner Talley as Sec'y & Treas. thereof) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the general partners and general partner respectively of the 37th Avenue Joint Venture the within named bargainor, a ~~corporation~~ joint venture, and that (he) as such general partner and general partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ joint venture by the said J. Turner Talley as such general partner, and attesting the same by the said Charles A. Babb & R. B. Investments as such general partner (C.A.B. (Inv.) thereof by J. Turner Talley as Sec'y & Treas. thereof & C.A.B. (Inv.) thereof by himself as general partner)

Witness my hand and official seal at office at Nashville on this the 15th day of November, 19 88

My commission expires C.T.E.

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, 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 "attorney-in-fact" of

_____

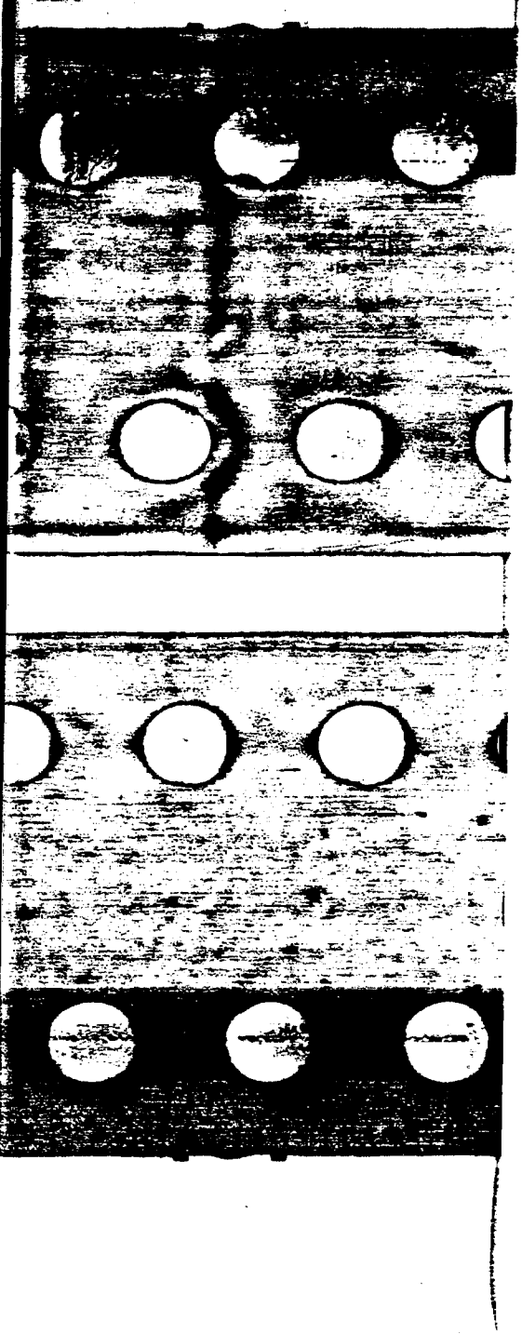
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____



**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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 51250.00 |
| CON TX | 168.96 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 175.46 |
| CHECK | 175.46 |

11/17/88 01 14:52 0001 8795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 4 3 0

TENNESSEE REFERENCE

Nov 17 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 155346