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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 $ 65,000.00

X Ronald L. Swinehart
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/24/91
(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
Ronald L. Swinehart (NAME)	DOMINION BANCSHARES MORTGAGE CORPORATION (NAME)	
221 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Rd. Mail Stn. 5 (STREET ADDRESS)	92-13-A-1
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	CO

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 Ronald L. Swinehart, unmarried

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 Number 1 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, to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to 37th Avenue North 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 6

INSTRUMENT NUMBER
Nov 17 2 52 PM '88
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

8801 11/17 0101 03CHECK 221.00

This is unimproved ( ) improved ( ) property, known as 221 37th Avenue North, (House Number) (Street) Nashville, TN 37209 (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 my hand this 15th day of November, 19 88

J Turner Talley (PARTNER)
R B Investments by Joann R. Overby

(PARTNER)
By Joann R. Overby

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 Allison Bass and James R. Overby & Robert B. Sneed (General partners of R.B. Investments) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the general partners and General partners of R.B. Investments respectively of the 37th Avenue Joint Venture the within named bargainor, a joint venture, and that (he) such general partners and general partners of R.D. Investments, 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 & Charles Allison Bass as such general partners, and attesting the same by the said R.D. Investments Ltd. by James R. Overby and Robert B. Sneed as such General Partner

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

My commission expires 5-9-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

_____

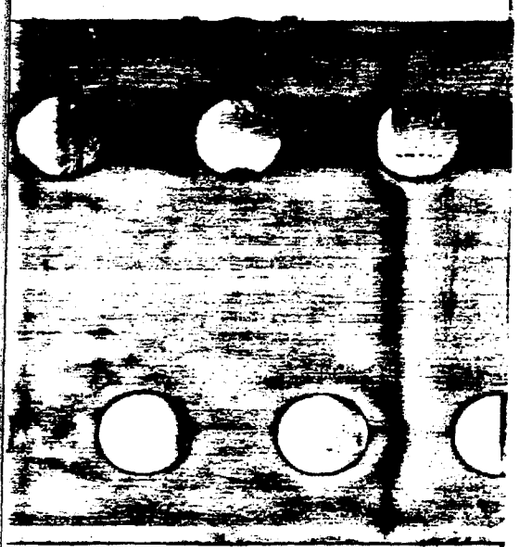
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

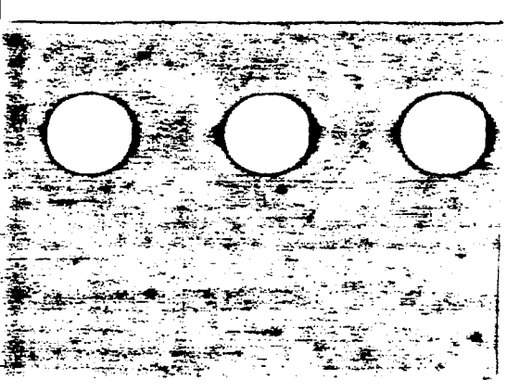
Witness my hand, at office, this _____ day of _____, 19___.

_____
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 65000.00
				CON TX 214.50
				PRFEE 0.50
				MDEED 6.00
				TOTAL 221.00
				CHECK 221.00
11/17/88	01			14:56 0001 8801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 4 3 6

TENTIP REFERENCE

Nov 17 2 52 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 155352