FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,400.00

Joseph D. Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES: 5-29-92
(AFFIX SEAL)

BOOK 7749 PAGE 847

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Keith (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 133-6
3504 Hewlett Drive (ADDRESS)	11350 Random Hills Rd.PO Bx 4226 (ADDRESS)	PARCEL 131
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22038 (CITY) (STATE) (ZIP)	6DA-57530

FOR AND 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, Peggy McCormick Dabbs, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Keith and wife, Deborah Scraggins-Keith

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.

Being Lot No. 2 on the Map of Patterson Gardens, Section II, as of record in Book 2330, page 42, Register's Office for said County.

Said Lot No. 2 fronts 78.7 feet on the north side of Hewlett Drive, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Everett E. Hudson and wife, Mary M. Hudson by deed from Harold W. Mammen and wife, Allie Mai Mammen of record in Book 4044, page 332, Register's Office for said County.

The said Peggy McCormick Dabbs having inherited said property by will from Mary Etta McCormick Hudson of record in Will Book 165, page 480, probate court clerk's office of Davidson County, Tennessee. The said Everett E. Hudson havin predeceased Mary Etta McCormick Hudson. Mary M. Hudson and Mary Etta McCormick Hudson being one in the same person.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2445, Page 573, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3504 Hewlett Drive, Nashville, TN 37211
(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 my hand this 10th day of January, 19 89

Peggy McCormick Dabbs

Peggy McCormick Dabbs

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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 Peggy McCormick Dabbs

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1995.

Commission expires 5-8-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Peggy McCormick Dabbs

TO
Joseph D. Keith and wife, Deborah Scraggins-Keith

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

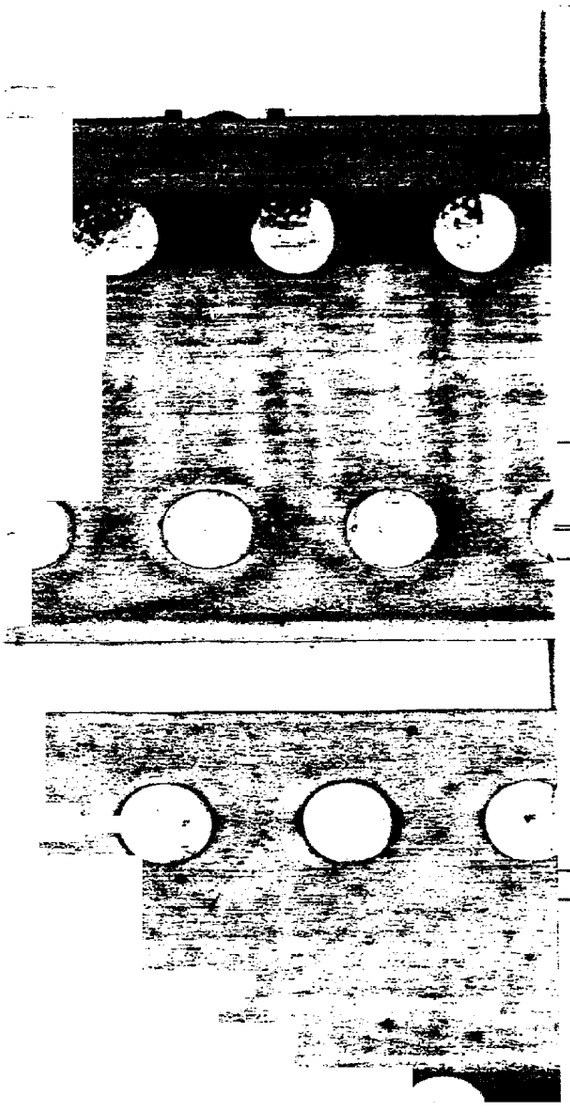
EDWARD SEDDON
ATTORNEY-AT-LAW

5446 01/12 0101 03DEED 205-82

0 0 8 1 0

IDENTIFICATION REFERENCE

FILED & RECORDED
JAN 12 8 31 AM
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 604.00
				ERR CO
				CAMT 604.00-
				CAMT 60400.00
				CON TX 199.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 205.82
				CHECK 205.82
01/12/89		01	08:13	0001 5446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 8 L O

IDENTIFICATION REFERENCE

Jan 12 8 32 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172109