WARRANTY DEED

BOOK 7800 PAGE 122

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN E. OCENAS (NAME)	DOMINION BANCSHARES MORTGAGE (NAME)	MAP 135-16-A
2521 Ravine Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	PARCEL 48
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22038 (CITY) (STATE) (ZIP)	FB #2D53470

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, WILLIAM A. BIRD and wife, JANE ELLEN BIRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. OCENAS, 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. 87 on the Plan of Subdivision For Tracts 8, 9, & 10 of Nashboro Village, as of record in Plat Book 5200, pages 186 - 189, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Bird and wife, Jane Ellen Bird, by deed from Thomas P. Webb, III and his wife, Lesli D. Webb, of record in Book 7528, page 834, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, supplemental in Book 5465, page 561, amended in Book 5588, page 429; (3) Easements of record in Book 4588, page 473, Book 3955, page 180, Book 4821, page 111, Book 437, page 14; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 186 - 189, said Register's Office.

18970

IDENTIFICATION REFERENCE

MAR 24 8 27 AM '89

B/M 03/24 0101 03CHECK 402.50

unimproved ( )
This is improved(XX) property, known as 2521 Ravine Drive, Nashville, Tennessee 37217

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 20th day of March, 1989

William A. Bird
WILLIAM A. BIRD

Jane Ellen Bird
JANE ELLEN BIRD

STATE OF ~~TENNESSEE~~/ TEXAS
COUNTY OF Dallas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BIRD and wife, JANE ELLEN BIRD

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20 day of March 19 89

My commission expires 6-10-89 Notary Public Mary C. Lugomeck

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 $ 120,000.00

John E. Ocenas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 1989

MY COMMISSION EXPIRES: 5/13/89 (AFFIX SEAL) Catherine Alderson
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

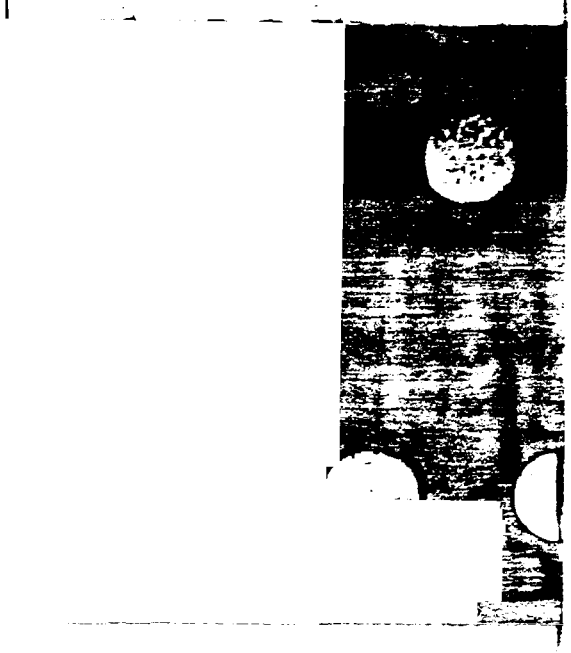
WILLIAM A. BIRD and wife, JANE ELLEN BIRD

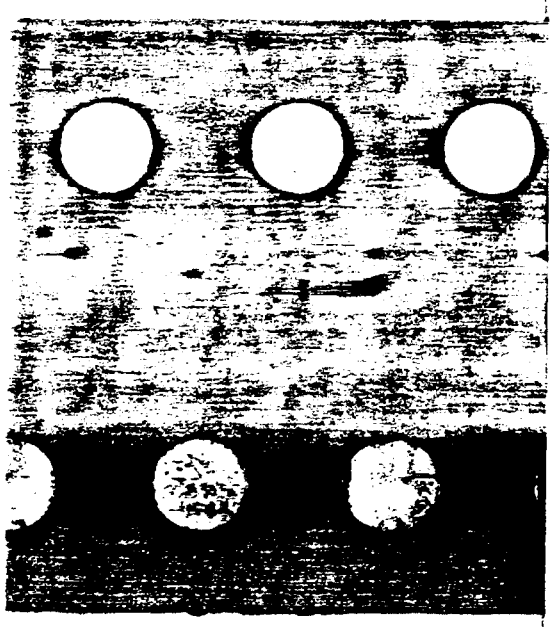
TO

JOHN E. OCENAS, 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 7800 PAGE 124

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
120000.00
CON TX 396.00
PRFEE 0.50
WDEED 6.00
TOTAL 402.50
CHECK 402.50

03/24/89 01 08:30 0001 8644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18970

IDENTIFICATION

MAR 24 8 27 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 193134