BOOK 7854 PAGE 214 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 242,500.00

X E. Donald Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: July 13, 1991

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
E. Donald Miller	Dominion Bankshares Mortgage Corporation	
(NAME) 501 Westview Avenue	(NAME) 11350 Random Hills Road	116-15;20
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Fairfax, VA 22038	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Frank W. Blair, III and wife, Florence G. Blair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Donald Miller and wife, Bonnie H. Miller

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:

See Attached Legal Description - Exhibit A

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unimproved ( ) This is improved (XX) property, known as 501 Westview Avenue, Nashville, TN 37205
(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 hand this 30th day of May, 19 89

Frank W. Blair, III

Florence G. Blair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, Frank W. Blair, III and wife, Florence G. Blair

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

of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 30th day of May, 1989

Notary Public

My commission expires: 7/13/1991

DEED

FROM

Frank W. Blair, III and wife,

Florence G. Blair

TO

E. Donald Miller and wife,

Bonnie H. Miller

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

Legal Description - Exhibit A

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 134 and that part of Fifth Street, now closed, lying between said lots Nos. 93, 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, Page 85, Register's Office for said County, described together as follows:

Beginning at the southwest corner of West View Avenue and Glen Eden Avenue or Drive; thence with the westerly margin of said West View Avenue, southwestwardly 237.5 feet to the northeast corner of Lot No. 135; thence northwestwardly 232 feet; thence northwardly 313 feet to the southerly margin of Glen Eden Avenue or Drive; thence with the same, southeastwardly 232 feet to the beginning.

Being the same property conveyed to Frank W. Blair, III and wife, Florence G. Blair, by deed from Ronald D. Larsen and wife, Deloris J. Larsen, of record in Book 5577, Page 311, Register's Office for Davidson County, Tennessee.

Together with the property conveyed to Frank W. Blair, III, and wife, Florence G. Blair, by deed from Robert C.H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, Page 359, said Register's Office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, being part of Lot No. 134, as shown on the plan of Paul M. Davis property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

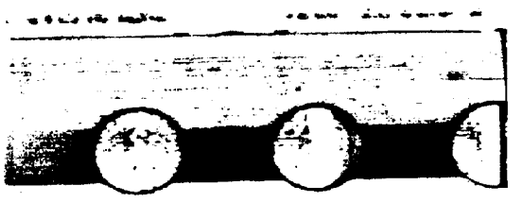
Beginnging at a point in the southerly line of the property conveyed to Robert C. H. Mathews, Jr., of record in Book 2147, page 104, Register's Office for Davidson County, Tennessee, said point being south 77 degrees 36 minutes east, 146.40 feet from an iron pin in the easterly line of Davis Estates, Section Two, said point also being north 77 degrees 36 minutes west, 253.33 feet from an iron pin in the westerly margin of Westview Drive; thence, with a severance line, north 17 degrees 57 minutes east, 170.64 feet to a point; thence, leaving said severance line with the original property line, south 09 degrees 40 minutes west, 170.04 feet to a point; thence, north 77 degrees 36 minutes west, 21.60 feet to the point of beginning, containing 2,090 square feet, or 0.05 acre, more or less.

Included in the first above described property but expressly excluded therefrom is that portion of property conveyed to Robert C.H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, Page 355, said Register's Office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, located on the southerly margin of Glen Eden Drive, being part of Lot Nos. 93 and 134, and part of Fifth Street, now closed, shown on the plan of Paul M. Davis property, as of record in Book 974, page 84, Register's Office for Davdison County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glen Eden Drive, being 232.00 feet, more or less, west of the westerly margin of Westview Avenue, and being 216.90 feet easterly from a monument, the northeast corner to Davis Estates, Section Two, of record in Book 3600, page 63, Register's Office for Davidson County, Tennessee; thence, with said Glen Eden Drive, south 57 degrees 08 minutes east, 21.79 feet; thence, leaving said margin with a severance line, south 17 degrees 57 minutes west, 139.04 feet to a point; thence, leaving said severance line with the original property line, north 09 degrees 40 minutes east, 146.18 feet to the point of beginning, containing 1,464.00 square feet or 0.04 acre, more or less.

Subject to easement of record in Book 5787, Pages 132 and 134; easement of record in Book 1221, Page 378; and all matters as shown on the Plan of Record.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 217

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

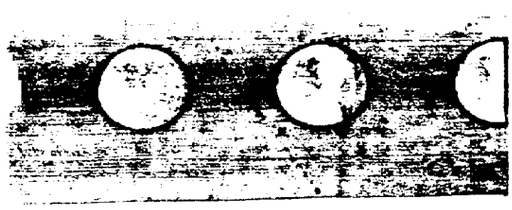
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 242500.00
CON TX 800.25
PRFEE 0.50
WDEED 9.00
TOTAL 809.75
CHNG 809.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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