STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 88,500.00

Subscribed and sworn to before me, this the 20th day of June 19 89

My commission expires: February 2, 1993 (Affix Seal)

Affiant

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Superior Title & Escrow Services, Inc. mail
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Frank Newberry, Jr.	Dominion Bankshares Mortgage Corp. Inc.
4542 Baton Rouge Drive	P.O. Box 12701
STREET ADDRESS Hermitage, Tennessee 37076	STREET ADDRESS Roanoke, Virginia 24027-2701
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 075-04-0 056.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gary W. Waddey, a single man

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Frank Newberry, Jr. and wife, Cheryl D. Newberry

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 290 on the Plan of Tulip Grove, Section 5 as of record in Book 4175 at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary W. Waddey and wife, Carolyn F. Waddey by deed of record in Book 5498 at page 874, said Register's Office. The said Gary W. Waddey and Carolyn F. Waddey having since divorced. Being the same property conveyed to Gary W. Waddey by quitclai deed from Carolyn F. Waddey of record in Book 7185 at page 557, said Register's Office.

This conveyance is made subject to taxes for the year 1989 and subsequent years, any easements, conditions and restrictions of record.

4473 U

RECEIVED FOR RECORD
JUN 28 9 57 AM '89
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

9391 06/28 0101 03CHECK 298.55

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4542 Baton Rouge Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 20th day of June, 19 89

X Gary W. Waddey
Gary W. Waddey

State of Tennessee
County of Davidson

On this 20th day of June, 19 89, before me personally appeared Gary W. Waddey, a single person to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

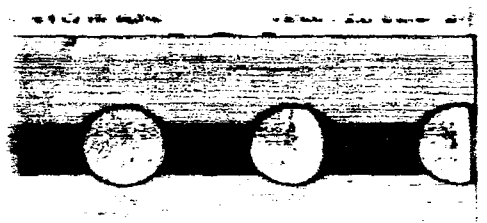
WARRANTY DEED

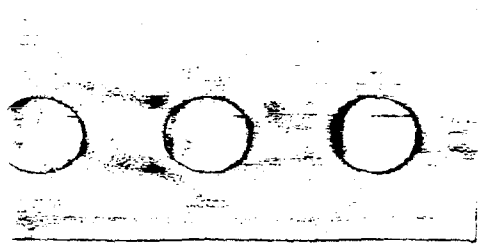
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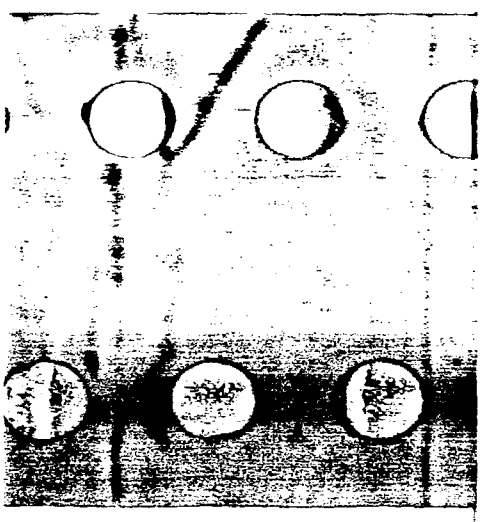
SUPERIOR TITLE
&
Escrow Services, Inc.

103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232

SUI







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

RECEIVED OF _____

FOR _____

BOOK 7875 PAGE 441

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 88500.00
				CON TX 292.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 298.55
				CHECK 298.55

06/28/89 01 10:00 0001 9391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4473.35

IDENTIFICATION

JUN 28 9 57 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 223675