BOOK 7879 PAGE 478 File in Box # 4

FORM NO. WD-1

#89-6-20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Samuel G. Maguire (NAME)	Dominion Bankshares Mortgage (NAME)	Map 129-3
223 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road, P.O.Box (STREET ADDRESS) 4226, MS 11	Parcel 5
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	FB# 8DZ-70890

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, Ronald B. Addlestone, unmarried, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel G. Maguire and wife, F. Clairce Maguire, as tenants by the entirety

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 Lot No. 45 on the Plan of West Meade Farms, Inc., Section I, of record in Book 1424, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot 45 fronts 275 feet on the northwesterly margin of Robin Hill Road and extends back 379.8 feet on the northeasterly line and 405.3 feet on the southwesterly line to a dead line in the rear measuring 323.7 feet thereon.

BEING the same property conveyed to Ronald B. Addlestone and wife, Elinor R. Addlestone, by Deed from Third National Bank, of record in Book 4967, Page 605, Register's Office for Davidson County, Tennessee. The said Elinor R. Addlestone having since died.

This conveyance is subject to restrictive covenants of record in Book 1427, Page 19, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

46001.

JUN 30 4 06 PM '89

0080 06/30 0101 03CHECK PIN:10

This is { unimproved ( ) / improved (X) } property, known as 223 Robin Hill Road, 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 his hand this 30th day of June, 19 89

Ronald B. Addlestone

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Ronald B. Addlestone, unmarried

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

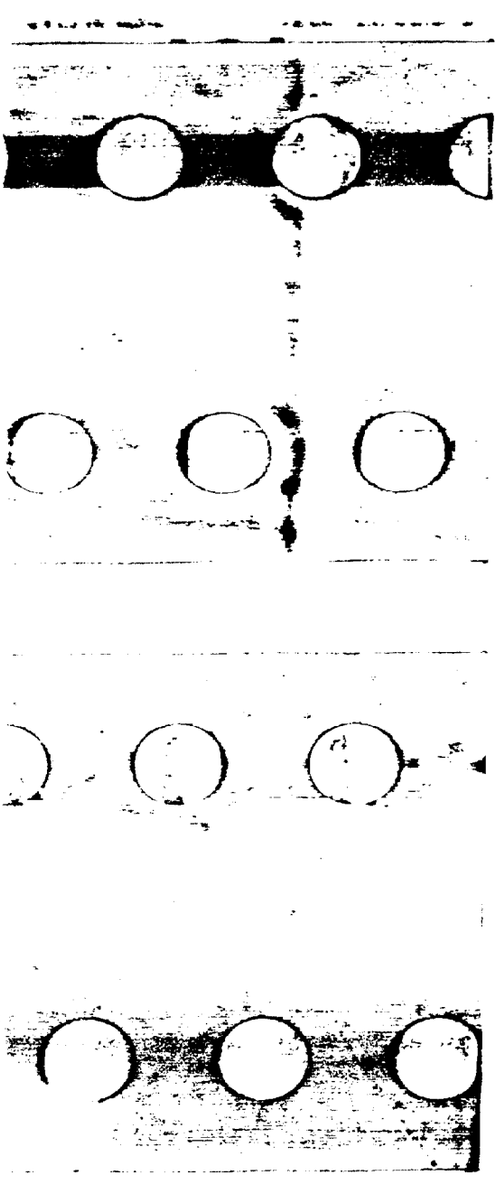
Commission Expires_____

WARRANTY DEED

FROM
Ronald B. Addlestone, unmarried

TO
Samuel G. Maguire and wife, ~~Elaine Maguire~~ F.

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201



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
				DART
				275000.00
				DON TX 907.50
				PRFEE [illegible]
				[illegible]
				TOTAL 914.00
				CHECK 914.00
06/30/89	01			16:09 0001 0860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

460001

IDENTIFICATION REFERENCE

JUN 30 4 06 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225131