STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

BOOK 7908 PAGE 467

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1989

Notary Public

FILE BOX 45

MY COMMISSION EXPIRES: 9/1/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael J. Spittler (NAME)	Dominion Bankshares Mortgage Corporation (NAME)	MAP 54-14
315 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	PARCEL 17
Old Hickory, TN 37138 (CITY) (STATE) (P.O ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	04D27576

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, Allen W. Eatherly and wife, Patsy S. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Spittler and wife, Cynthia M. Spittler

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. 74 on the Plan of Brandywine Farms, Section Two, of record in Plat Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allen W. Eatherly and wife, Patsy S. Eatherly, by deed from J. R. Coarsey, Trustee, of record in Book 4117, page 90, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 554; Book 3822, page 581; Book 3936, page 811; Book 6691, page 977, Register's Office for said County.

55597

IDENTIF. REFERENCE

AUG 7 9 56 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

3080 08/07 0101 03CHECK 535.00

This is unimproved ( ) improved (X) property, known as 315 Rolling Mill Road, Old Hickory, TN 37138
(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 heir 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 covey 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 s this 3rd day of August, 19 89

Patsy S. Eatherly

Patsy S. Eatherly

Allen W. Eatherly

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Allen W. Eatherly and wife, Patsy S. Eatherly

the bargainor s, with whom I am personally acquainted, and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 3rd day of August 1989

Commission expires 9/9/89

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 (or proved to me on the basis of satisfactory evidence) 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

Allen W. Eatherly
Patsy S. Eatherly

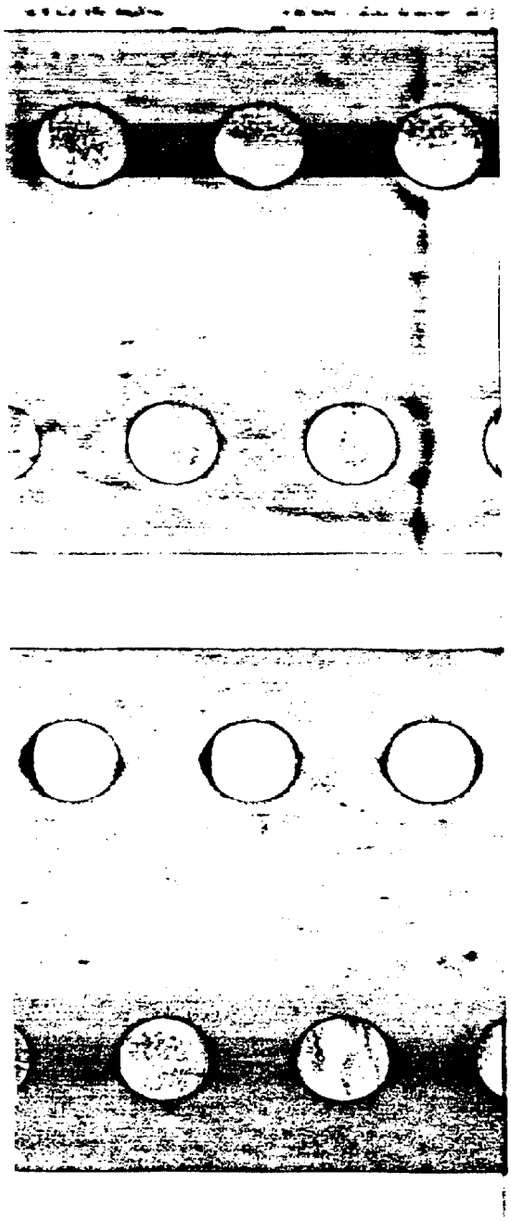
TO

Michael J. Spittler
Cynthia M. Spittler

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



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

CAMT	160000.00
CON TX	528.00
PRFEE	1.00
WDEED	6.00
TOTAL	535.00
CHECK	535.00

08/07/89 01 09:58 0001 3080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55597

IDENTIF. REFERENCE

AUG 7 9 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236397