File 1

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1989

Notary Public

MY COMMISSION EXPIRES: October 2, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Ernest T. McLaney (NAME)	Dominion Bankshares Mortgage Corporation (NAME)	136-10-0
3521 Lanawood Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	089.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22038 (CITY) (STATE) (ZIP)	02D 47851

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, Robert A. Runnels and wife, Ruthie B. Runnels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest T. McLaney and wife, Debra H. McLaney

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. 520 on the Plan of Priest Lake Park, Section 8 of record in Plat Book 5960, Page 868, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert A. Runnels and wife, Ruthie B. Runnels by deed from Philhall Corporation, of record in Book 6025, Page 199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

6 4 0 7 3

IDENTIFICATION REFERENCE

SEP 6 2 57 PM '89

CECILIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

2258 09/06 0101 03CHECK 333.70

This is unimproved ( ) / improved (XX) property, known as 3521 Lanawood Drive, Nashville, TN 37217
(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 hands this 31st day of August, 1989

Robert A. Runnels

Ruthie B. Runnels

STATE OF Texas
Bexar County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Runnels and wife, Ruthie B. Runnels

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

Witness my hand and official seal at San Antonio, Texas this 31st day of August, 19 89.

Traci B. Tucker Notary Public

Commission Expires March 18, 1991

STATE OF TEXAS
Bexar County

TRACI B. TUCKER
Notary Public, State of Texas
My Commission Expires March 18, 1991

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

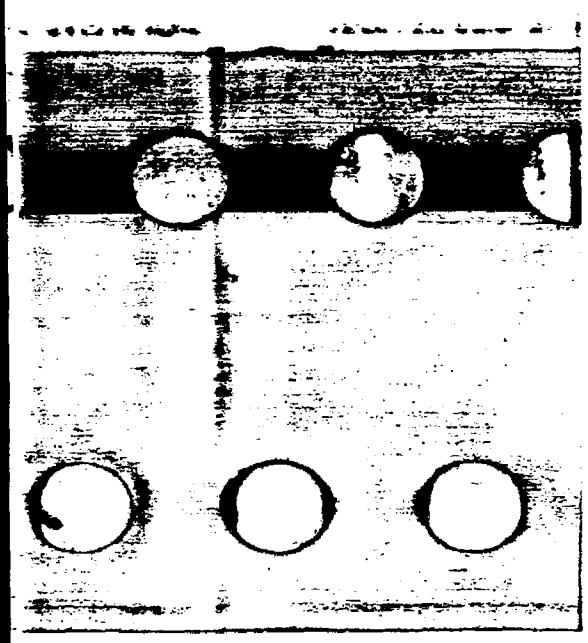
FROM

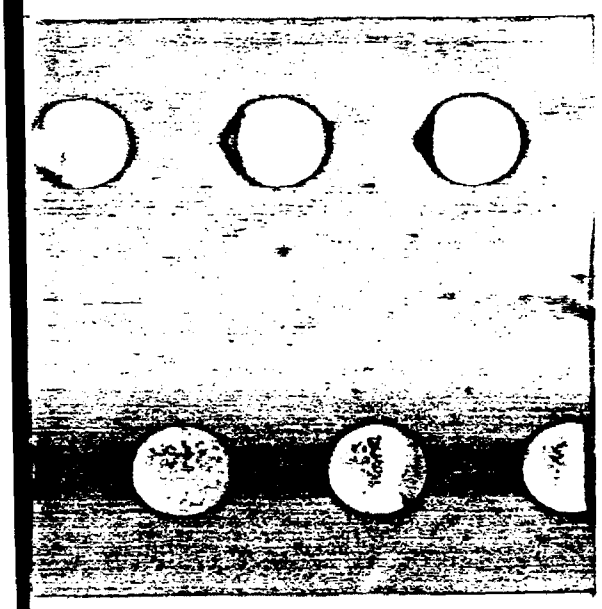
Robert A. Runnels and wife, Ruthie B. Runnels

TO

Earnest T. McLaney and wife, Debra H. McLaney

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 99000.00
				CON TX 326.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 333.70
				CHECK 333.70

09/06/89 01 14:58 0001 2258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 0 7 3

IDENTIFICATION REFERENCE

SEP 6 2 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246280