STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 89

Notary Public

MY COMMISSION EXPIRES January 11, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

SEE

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merwin L. Downey (NAME)	Dominion Bankshares Mortgage (NAME)	145-15-A
5210 Shenandoah Ct. (ADDRESS)	11350 Random Hills Road (ADDRESS)	030
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	

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, William M. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merwin L. Downey and wife, Joan R. Downey

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 Unit No. 3-B of Stratford Place Residential Condominium, as described in the Master Deed establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, and amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234 and in Book 7756, page 116, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William M. Wilson by deed from Cornerstone Properties, Inc. of record in Book 7618, page 121, Register's Office, Davidson County, Tennessee.

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

unimproved ( )
This is improved (x) property, known as 5210 Shenandoah Ct., Nashville, TN 37220
(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 my hand this 18th day of September 19 89

William M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7942 PAGE 59

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Wilson

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 18th day of September, 19 89

Commission expires January 11, 1992

_____
Notary Public

NOTARY PUBLIC AT LARGE

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

IDENTIFICATION REFERENCE

6.7.5 5 4.

SEP 20 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Page 2 of 2

WARRANTY DEED

FROM

William M. Wilson

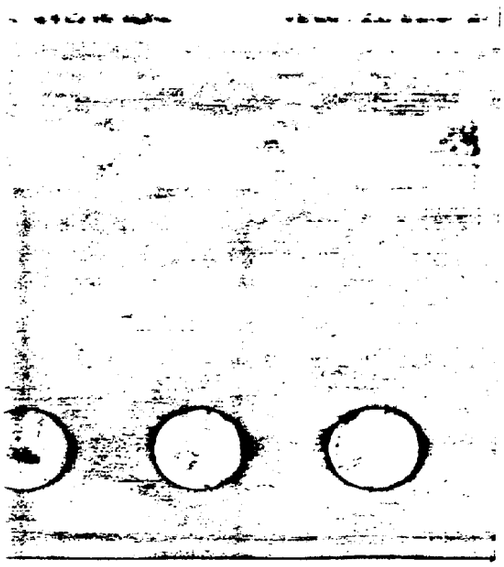
TO

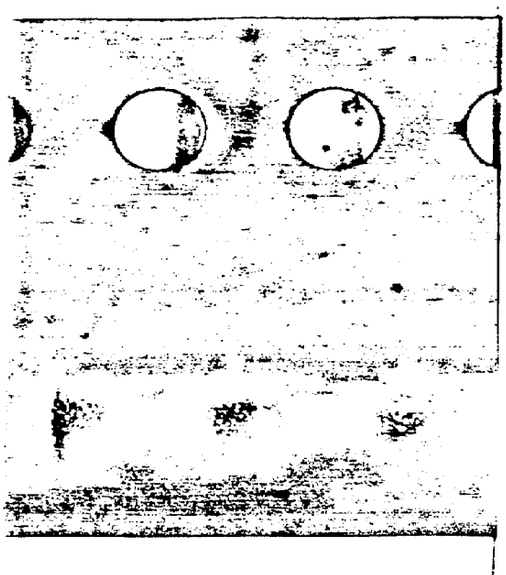
Merwin L. Downey and wife, Joan R. Downey

RETURN TO:

Jordan and Associates.
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

5390 09/20 0101 03CHECK 716.50





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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 60

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	
				215000.00
			CON TX	709.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	716.50
			CHECK	716.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/89 01 09:51 0001 6390

6 7 5 5 4

IDENTIFICATION REFERENCE

SEP 20 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250364