FILE BOX 3

BOOK 8034 PAGE 696

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,400.00

Roy R. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 90

Judy Dossett
Notary Public

MY COMMISSION EXPIRES: 9-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy R. Reed (NAME)	Dominion Bankshares Mortgage Corp. (NAME)	MAP 47
5543 Old Hickory Boulevard (ADDRESS)	11350 Random Hills Rd, PO Bx 4226 (ADDRESS)	PARCEL 16
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22038 (CITY) (STATE) (ZIP)	13D-49385

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, Samuel Carson Stafford and wife, Mitzi D. Pugh Stafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy R. Reed, unmarried

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 lying in the 13th, formerly the 25th Civil District of said County, on the headwaters of Sulphur and Bull Run Creek, an original plan being of record in Book 161, page 177, Register's Office for Davidson County, and being part of Lot No. 11 of the Dr. E.E. Brown Farm, formerly the Gov. Roberts Property, shown on a copy of a survey made May 16 & 24, 1949, by John D. Kerr, County Surveyor, for Rutherford County, Tennessee, and described as follows: Beginning at a stake in the westerly margin of Old Hickory Boulevard at the common corner of tracts 11 & 12 as shown on said survey; thence with the dividing line between lots 11 & 12, 200 feet to a point; thence southerly and parallel to Old Hickory Boulevard, 100 feet to a point; thence easterly and parallel to the dividing line between Lots 11 & 12, 200 feet to a point in the westerly margin of Old Hickory Boulevard; thence northerly with the westerly margin of Old Hickory Boulevard; 100 feet to the point of beginning.

Being the same property conveyed to Samuel Carson Stafford and wife, Mitzi D. Pugh Stafford by deed from Dana Collins Belser, III of record in Book 7543, page 469, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5543 Old Hickory Boulevard, Nashville, Tennessee 37218
(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 hand S this 26th day of January 19 90

Samuel Carson Stafford

Samuel Carson Stafford

Mitzi D. Pugh Stafford

Mitzi D. Pugh Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8034 PAGE 697

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Carson Stafford and wife, Mitzi D. Pugh Stafford

the bargainor S, 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 Nashville, Tennessee, this 26th day of Jannary 19 90

Commission expires 7-13-91

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 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

99816

IDENTIF. REFERENCE

Jan 30 8 03 AM '90

7136 01/30 0101 03CHECK 160.12

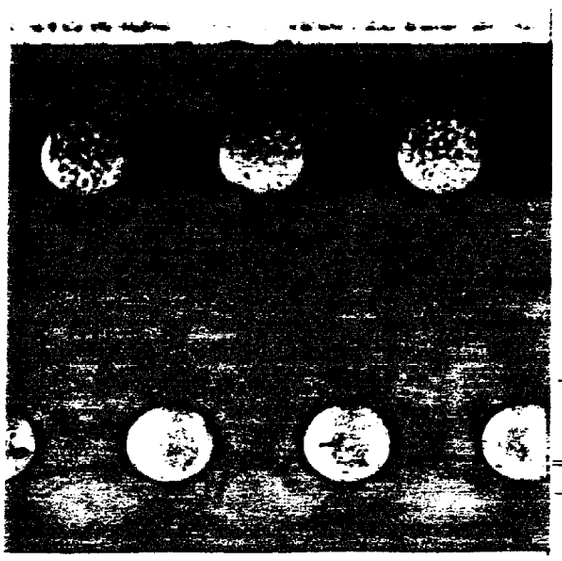
WARRANTY DEED

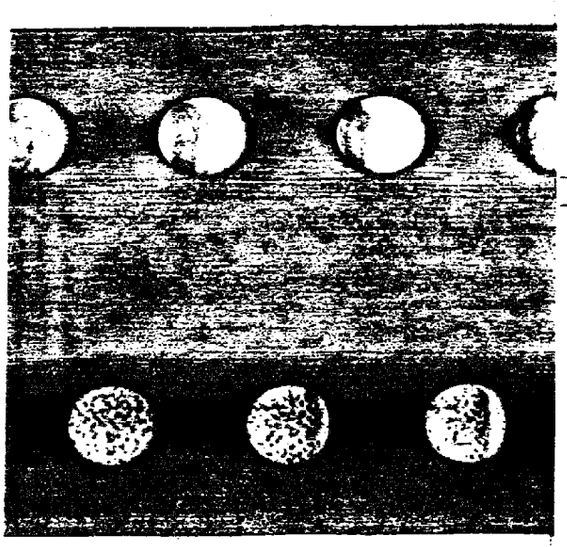
FROM
Samuel Carson Stafford and wife, Mitzi D. Pugh Stafford

TO
Roy R. Read

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 M. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

BOOK 8034 PAGE 698

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46400.00
				CON TX 153.12
				PRFEE 1.00
				WDEED 6.00
				TOTAL 160.12
				CHECK 160.12
			01/30/90 01	08:40 0001 7186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99816

IDENTIF. REFERENCE

JAN 30 8 43 AM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 288244