FILE NO. 26050 FILE BOX "7"

FORM NO. WD-1

BOOK 8082 PAGE 397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,600.00

Linda S. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 19 90

Notary Public

MY COMMISSION EXPIRES: 9/14/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN PHILLIPS et ux (NAME)	DOMINION BANKSHARES MORTGAGE CORP. (NAME)	86-14-B
3128 Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 12701 (STREET ADDRESS)	70
Hermitage, TN. 37076 (CITY) (STATE) (P.O ZIP)	Roanoke, Virginia 24027-2701 (CITY) (STATE) (ZIP)	4D 92312

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, I, LINDA S. FEUERBACHER, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN PHILLIPS and wife, CINDY N. PHILLIPS,

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. 110, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development of record in Plat Book 6900, page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Linda S. Feuerbacher, unmarried, by deed from Ken Lokey Homes, Inc., of record in Book 7645, Page 759, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgag Deed of Trust to DOMINION BANKSHARES MORTGAGE CORPORATION, of record in Book 7645, page 762, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved/improved XX property, known as 3128 Lake Drive, Hermitage, Tennessee 37076
(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 29th day of March, 19 90

Linda S. Feuerbacher

LINDA S. FEUERBACHER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LINDA S. FEUERBACHER, an unmarried person

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1990.

Commission Expires 1/11/90

Notary Public

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

TO

1167 42

IDENTIF. TREFERENCE

APR 5 1 52 PM '90

DAVIDSON COUNTY TN.

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

RECEIVED OF _____

FOR _____

BOOK 8032 PAGE 399

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	89600.00
			CON TX	295.68
			PRFEE	1.00
			WDEED	6.00
			TOTAL	302.68
			CHECK	302.68
04/05/90	01	13:50	0001	8658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 6742

IDENTIF. TREFERENCE

APR 5 1 52 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 307807