WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8141 PAGE 396

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JERRY C. BREAST (NAME)	DOMINION BANKSHARES MORTGAGE (NAME)	Map 146-10
709 Hogan Road (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	Parcel 73
Nashville, Tennessee 37220 (CITY) (STATE) (P O ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	FB# OH-1230

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, THOMAS J. INGRAM AND WIFE, CYNTHIA A. INGRAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY C. BREAST AND WIFE, VAN K. BREAST

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of (Revised) L. M. Steele Subdivision, as of record in Plat Book 3700, page 14, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas J. Ingram and wife, Cynthia A. Ingram by deed from Lanny H. Waller, unmarried of record in Book 6910, page 435, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3700, page 14, said Register's Office.

JUN 29 8 11 AM '90

$ 71.25

unimproved ( )
This is improved XX property, known as 709 Hogan Road, Nashville, Tennessee 37220

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of June, 19 90

Thomas J. Ingram
THOMAS J. INGRAM

Cynthia A. Ingram
CYNTHIA A. INGRAM

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. INGRAM AND WIFE, CYNTHIA A. INGRAM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of June 19 90

My commission expires May 8, 1991 Notary Public Sean Wiza

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of 19

My commission expires Notary Public

~~STATE OF Tennessee:~~
COUNTY OF Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. INGRAM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of June, 1990.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,250.00

Jerry C. Breast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1990

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC DAVIDSON COUNTY TENN

WARRANTY DEED

FROM

THOMAS J. INGRAM and wife,

CYNTHIA A. INGRAM

TO

JERRY C. BREAST and wife,

VAN K. BREAST

5010 06/29 0101 03CHECK 938.25

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

FOR

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[illegible] CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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	
				282250.00
			CON TX	931.26
			PRFEE	1.00
			WDEED	6.00
			TOTAL	938.26
			CHECK	938.26
06/29/90	01	08:12	0001	5010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37723

REGISTER'S OFFICE

JUN 29 8 11 AM '90

No. 33263[illegible]