BOOK 8147 PAGE 805 File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Thomas M Keel Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF July, 1990.

Notary Public

MY COMMISSION EXPIRES: 5-27-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO. (Mortgagee)	MAP-PARCEL NUMBERS
Thomas M. Keel, Jr. (NAME)	Dominion Bankshares Mortgage Corp. (NAME)	MAP 75-15
830 Netherlands Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road, P.O.Box 4226 (STREET ADDRESS)	PAR. 16
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22038 (CITY) (STATE) (ZIP)	04D 91316

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, James H. McManus and wife, Ruth McManus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Keel, Jr. and wife, Belinda L. Keel, as tenants by the entirety.

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 Lot No. 26-A, Zone Lot Division, Meadows of Tulip Grove, Section 2, of record in Plat Book 6900, Page 184, Register's Office, Davidson County, Tennessee.
Being the same property conveyed to James H. McManus by deed from Jack Kemp of record in Book 8133, Page 91, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Plat Book 6900, Page 184, said Register's Office.

This conveyance is subject to minimum building setback line; public utility & drainage easement & sanitary sewer easement of record in Plat Book 6900, Page 184, said Register's Office.

Ruth McManus herein joins to convey any and all rights and interest she may have; especially her marital rights.

3 9 7 1 3.

IDENTIFICATION JUL 6 2 20 PM '90

This is unimproved ( ) / improved (X) property, known as 830 Netherlands Drive, Hermitage, TN. 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 our hand S this 3rd day of July, 19 90

James H. McManus

Ruth McManus

STATE OF TENNESSEE
~~Davidson~~ Wilson County

BOOK 8147 PAGE 806

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. McManus and wife, Ruth McManus

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of July, 1990.

Commission expires 5-22-93

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
James H. McManus

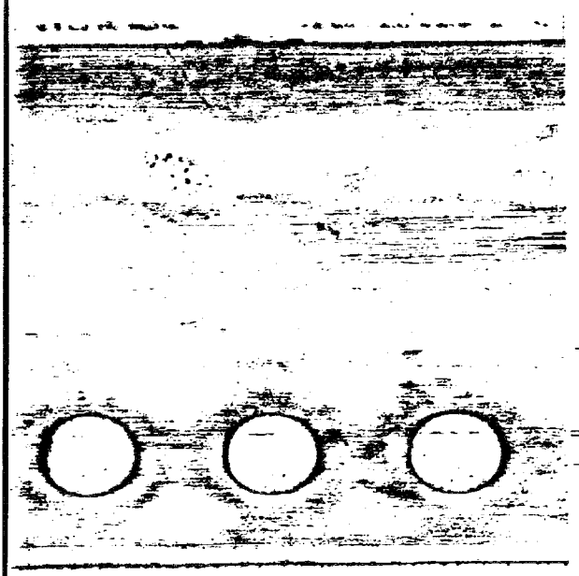
Ruth McManus

TO
Thomas M. Keel, Jr.

Belinda L. Keel

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

7971 07/06 0101 CHECK 165.07



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

RECEIVED OF _____

FOR _____

BOOK 8147 PAGE 867

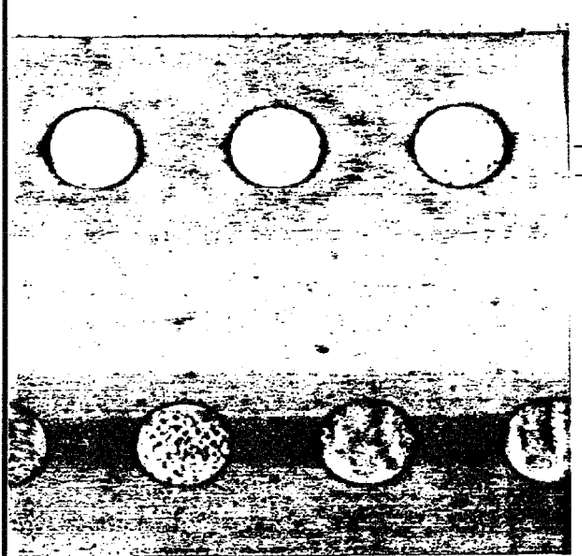
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 47900.00
				CON TX 158.07
				PRFEE 1.00
				MDEED 6.00
				TOTAL 165.07
				CHECK 165.07
07/06/90	01			14:22 0001 7971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3971.13

IDENTIFICATION REFERENCE

JUL 6 2 20 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 334847