PREPARED BY WHITE, REGEN & STUART, ATTORNEYS, DICKSON, TENNESSEE

N-1053
Field Book 10W 02800
Map 105-1-209

BOOK 8259 PAGE 946

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; **DOMINION BANK OF MIDDLE TENNESSEE**, a Tennessee banking corporation, has bargained and sold, and by these presents does transfer and convey unto **TERRY BONE**, his heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Terry Bone, his heirs and assigns, forever.

AND IT DOES COVENANT with the said Terry Bone that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Terry Bone, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Dominion Bank of Middle Tennessee has caused its name to be subscribed hereto by its duly authorized officer on this 5th day of November, 1990.

DOMINION BANK OF MIDDLE TENNESSEE

By: Tony C. Moore

80421

IDENTIF. REFERENCE

Dec 19 8 20 AM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE

COUNTY OF Dickson BOOK 8259 PAGE 947

Before me, the undersigned, a notary public and for said county and state, the within named Tony Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged (himself, herself) to be Regional CEO of Dominion Bank of Middle Tennessee, the bargainor, a banking corporation, and that (he, she), being authorized so to do, executed the foregoing instrument for and on behalf of said bank by signing its name thereto by (himself, herself) as such officer, and as such officer executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 5 day of November, 1990.

Jeannie Christy
Notary Public

My Commission Expires:

11/23, 1992

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 40,000, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

X
Affiant

Sworn to and subscribed before me this 5 day of November, 1990.

Jeannie Christy
Notary Public

My Commission Expires:

11/23/92

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:
TERRY BONE	TERRY BONE
91 Mathis DRIVE	91 Mathis DRIVE
DICKSON, TN 37055	DICKSON, TN 37055

EXHIBIT A

Description of Real Property

BOOK 8259 PAGE 948

Land in Davidson County, Tennessee, being the east 40 feet of Lot 52 on the plan of Boyd's Amended Tract of record in Book 21 at page 83, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the southerly side of Tremont Street and runs back between parallel lines along the westerly margin of Cove Street, 168 feet to an alley.

Included with said property is the additional land included in Bill No. 78-1119 of the Metropolitan Government of record in Book 5376 at page 735, said Register's Office, which was thereby added to the property described above.

Being the same property conveyed to Dominion Bank of Middle Tennessee by substitute trustee's deed from James A. Brown, Jr., Substitute Trustee, of record in Book 8210 at page 265, in the Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 949

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 9.00
TOTAL 142.00
CHECK 142.00

12/19/90 01 08:19 0001 0330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80421

IDENTIF. REFERENCE

DEC 19 8 20 AM '90

FELIX Z. WILSON II
REGISTER
DAVIDSON COUNTY TN.

No. 382736