File Box #24

FORM NO. WD-1

BOOK 8284 PAGE 674

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

Bryan S Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 91.

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(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
Bryan S. Butler (NAME)	Dominion Bankshares Mortgage (NAME) Corporation	MAP 75-15
843 Netherlands Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road, P.O.Box 4226 (STREET ADDRESS)	PAR. 33
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Fairfax, VA. 22038 (CITY) (STATE) (ZIP)	04D 91773

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, Mary Ruth McManus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan S. Butler, 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:

BEING Lot No. 29B, Zone Lot Division, Lots 29, 30, 32 & 34, Meadows of Tulip Grove, Section 2, of record in Plat Book 6250, Page 754, and amended in Plat Book 6900, Page 127, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Being the same property conveyed to James H. McManus by deed from Secretary of Housing and Urban Development of record in Book 8203, Page 647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement containing an 8 inch force main; public utility & drainage easement; flood line; witness line and minimum building setback line of record in Plat Book 6250, Page 754 and amended in Book 6900, Page 127, said Register's Office.

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

FELIX P. LENTZ, REGISTER
DAVIDSON COUNTY TN.
JAN 31 12 56 PM '91
IDENTIF. REFERENCE
89671

This is unimproved ( ) improved (X) property, known as 843 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 25th day of January, 19 91

James H. McManus

Mary Ruth McManus

Mary Ruth McManus

STATE OF TENNESSEE
~~Davidson~~ County
Wilson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. McManus and wife, Mary 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 25th day of January, 1991

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

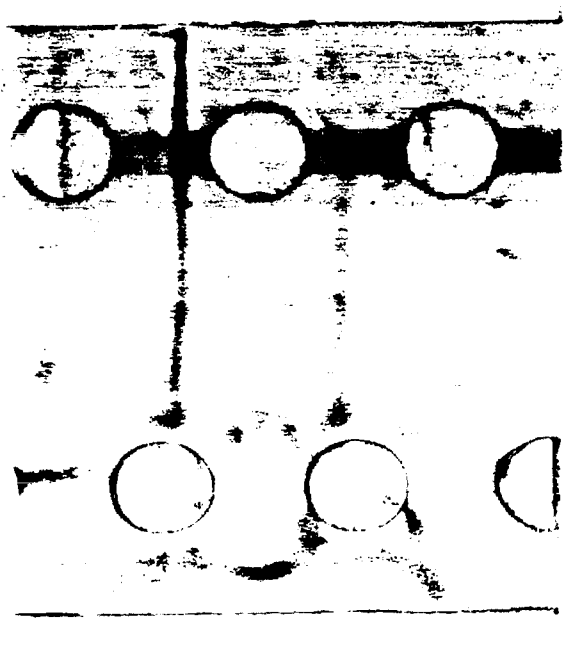
Mary Ruth McManus

TO

Bryan S. Butler

9700 01/31 0101 03CHECK 165.07

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

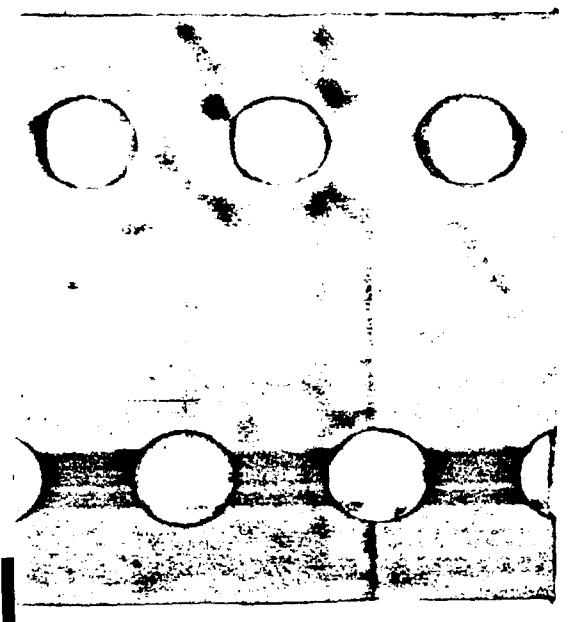
RECEIVED OF _____

FOR _____

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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	47900.00
CON TX	158.07
PRFEE	1.00
WDEED	6.00
TOTAL	165.07
CHECK	165.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/91 01 12:54 0001 9700

89671

IDENTIF. REFERENCE

JAN 31 12 56 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393497