STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,400.00

x Carl A. Poston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: 5/8/91

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl A. Poston (NAME)	Dominion Bankshares Mortgage Corp. (NAME)	Map 75-4
4554 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	Parcel 59
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	4D-24607

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, Herbert Simonds, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl A. Poston and wife, Wilma S. Poston

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. 293 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.

Said Lot 293 fronts 106 feet on the westerly side of Baton Rouge Drive and extends back 152.50 feet on the northerly line and 163.88 feet on the southerly line to a dead line and measures 93.88 feet thereon.

BEING the same property conveyed to Herbert Simonds and wife, Willie R. Simonds by deed from William C. Erwin, III and wife, Linda L. Erwin, of record in Book 5385, page 245, Register's Office for Davidson County, Tennessee. The said Willie R. Simonds having since died.

THIS conveyance is subject to restrictive covenants filed of record in Book 4349, page 112 and Book 4367, page 936, said Register's Office and all other easements and building lines of record.

This is unimproved ( ) improved (xx) property, known as 4554 Baton Rouge Drive (House Number) (Street) Hermitage, TN 37076 (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 22 day of February, 19 91

Herbert Simonds
Herbert Simonds

BOOK 8299 PAGE 405

STATE OF ~~TENNESSEE~~ }
DISTRICT OF COLUMBIA

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

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Washington, DC, ~~Tennessee~~, this 22d day of February 19 91

Robert D. Jarboe
Notary Public, District of Columbia
My Commission Expires Feb. 28, 1993

Commission expires _____ Notary Public

STATE OF TENNESSEE }

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ Notary Public

WARRANTY DEED

FROM

HERBERT SIMONDS

TO

CARL A. POSTON AND WIFE,

WILMA S. POSTON

9847 02/27 0101 03CHECK 262.42

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

IDENTIF. REFERENCE

FEB 27 8 25 AM '91

FELIX Z. MISSKELLEY
DAVIDSON COUNTY, TN.

6 5 4 1 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8299 PAGE 406

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	77400.00
CON TX	255.42
PRFEE	1.00
WDEED	6.00
TOTAL	262.42
CHECK	262.42

02/27/91 01 08:27 0001 9847

95412

IDENTIF. TREFERENCE

FEB 27 8 25 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 400095