WARRANTY DEED

BOOK 8311 PAGE 794

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LORI JOAN SMITH (NAME)	DOMINION BANKSHARES (NAME)	Map 73-7
2437 Robbie Court (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Road (STREET ADDRESS)	Parcel 196
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22038 (CITY) (STATE) (ZIP)	F.B. 3DZ85842

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, HILLSBORO DEVELOPERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Joan Smith, unmarried, and John E. Smith and wife, Alice I. Smith, as joint tenants with the right of survivorship,

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. 30A on the Plan of Zone Lot Division, Lots 27 through 32 Cabin Hill Section Four, as of record in Plat Book 5200, page 795, amended in Plat Book 6250, page 731, corrected in Book 8305, page 620, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Hillsboro Developers, Inc. by deed from Investment Building Group, a Tennessee General Partnership composed of Calvin L. Tate, Harry G. Hemmerly and James T. McLean of record in Book 7052, Page 538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6430, page 508; (3) By-Laws of record in Book 6430, page 530; (5) Charter of record in Book 6560, page 154; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 795, amended in Plat Book 6250, page 731, corrected in Book 8305, page 620, said Register's Office.

9901

IDENTIF. REFERENCE

MAR 19 2 13 PM '91

DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 2437 Robbie Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 14th day of March, 1991.

HILLSBORO DEVELOPERS, INC.
By:
GARY WALLER, PRESIDENT

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson County

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

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of HILLSBORO DEVELOPERS, INC. 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 14th day of March 19 91

My commission expires 1-22-95 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 91.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL) _____ Notary Public

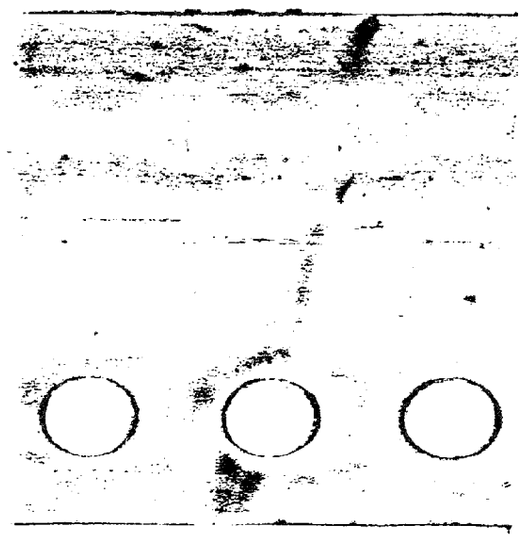
WARRANTY DEED

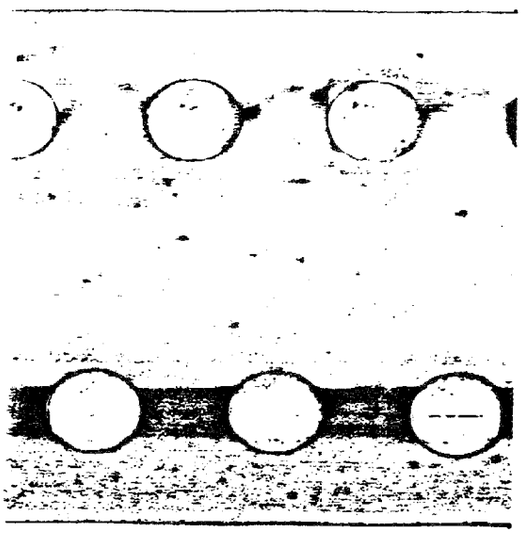
FROM HILLSBORO DEVELOPERS, INC.

TO LORI JOAN SMITH AND JOHN E. SMITH AND ALICE I. SMITH

4490 03/19 0101 03CHECK 148.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 _____

BOOK 8311 PAGE 796

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 43000.00
CON TX 141.90
PRFEE 1.00
WDEED 6.00
TOTAL 148.90
CHECK 148.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/91 01 09:13 0001 4490

99001

IDENTIF. REFERENCE

MAR 19 9 13 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 405250