FORM NO. WD-1 REV. 10-86

BOOK 8340 PAGE 987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 4-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite 130 One Burton Hills Blvd. Nashville, TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Tom N. Phillips	Dominion Bankshares Mortgage	151-01-0-A
3761 Waterford Way (NAME)	11350 Random Hills Rd. (NAME)	16.00
Antioch, TN. 37013 (STREET ADDRESS OR ROUTE NUMBER)	Fairfax, VA. 22038 (STREET ADDRESS)	02DX 08299
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom N. Phillips, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444, 445, 446, and 447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leader Federal Bank for Savings by deed of record in Book 8276, Page 62, Register's Ofiice for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

110587

IDENTIF. REFERENCE

APR 30 2 28 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

9452 04/30 0101 03CHECK 264.07

unimproved ( )
This is improved ( ) property, known as 3761 Waterford Way, Anticoh, TN. 37013
(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 my hand this 29th day of April, 19 91

Leader Federal Bank for Savings
By: Frank Boyce
Vice President

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

the undersigned

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Frank Boyce and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Vice President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he / they) as such Vice President 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 Frank Boyce as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN. on this the 29th day of April, 91

My commission expires 11-27-93

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, 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 "attorney-in-fact" of

_____

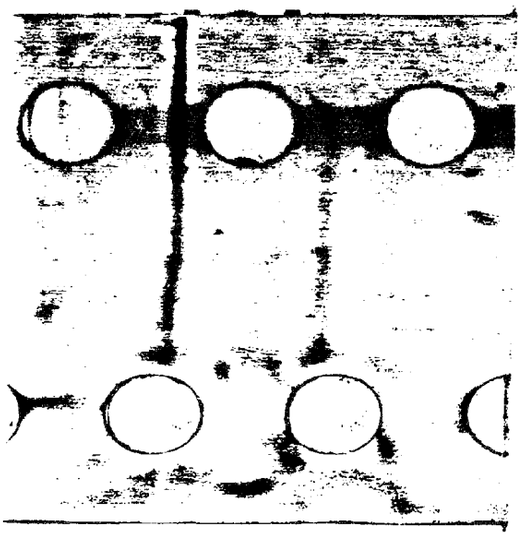
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

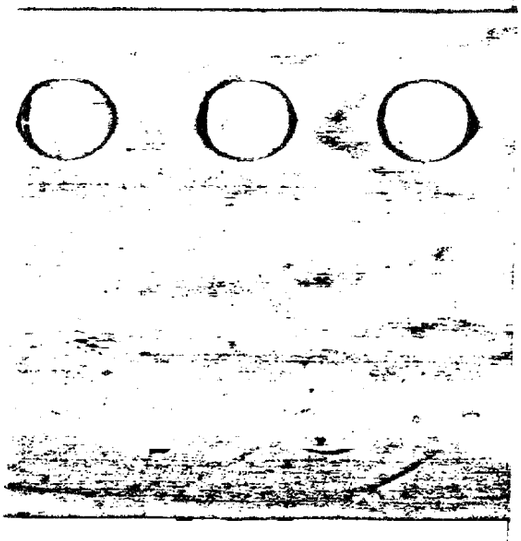
Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____





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 77950.00
CON TX 257.07
PRFEE 1.00
WDEED 6.00
TOTAL 264.07
CHECK 264.07

04/30/91 01 14:27 0001 9452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10587.

IDENTIF. REFERENCE

APR 30 2 28 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417434