FORM NO. WD-1

FILE BOX 3

BOOK 8342 PAGE 763

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Richard A. Courtney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES 5/24/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard A. Courtney	Dominion Bankshares Mortgage	Map 150-2
(NAME)	Corporation (NAME)	
2856 Lera Jones Drive	11350 Random Hills Rd.,	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4226 (STREET ADDRESS)	
Antioch, TN 37013	Fairfax, VA 22038	2DX-02964
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Union Planters National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Courtney and wife, Catherine B. Courtney

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. 52 on the Plan of Percy Priest Meadows, Section I, of record in Plat Book 4675, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Union Planters National Bank by Trustee's Deed from Craig V. Gabbert, Jr., Successor Trustee, of record in Book 8290, Page 696, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 4815, Page 647, Register's Office for said County.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the property to Grantee and assigns against the lawful claims of all persons claiming by, through or under Grantor.

unimproved ( ) This is improved (X) property, known as 2856 Lera Jones Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

XX TO HAVE AND TO HOLD the said premises with all the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns XX forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land as a good and XX indefeasible estate in fee simple, have a good right XX to convey the same and the same is unencumbered XX except as hereinabove set forth, and we will forever warrant and defend the said land to the XX 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 XX the use of any gender shall be applicable to all genders. XX

Witness my hand this 30th day of April, 19 91

Union Planters National Bank

BY: H. Blaine Strock, III
H. Blaine Strock, III
Vice-President

STATE OF TENNESSEE
COUNTY OF

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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
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared H. Blaine Strock, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice-President of the Union Planters National Bank the within named bargainor, and corporation, and that (he) as such Vice-President (they) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said H. Blaine Strock, III as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April 19 91

My commission expires 5/24/94

Jack Cannon
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

1 P 0 8 3

Special WARRANTY DEED

FROM
Union Planters National Bank

TO
Richard A. Courtney and wife,
Catherine B. Courtney

IDENTIF. TREFERENCE

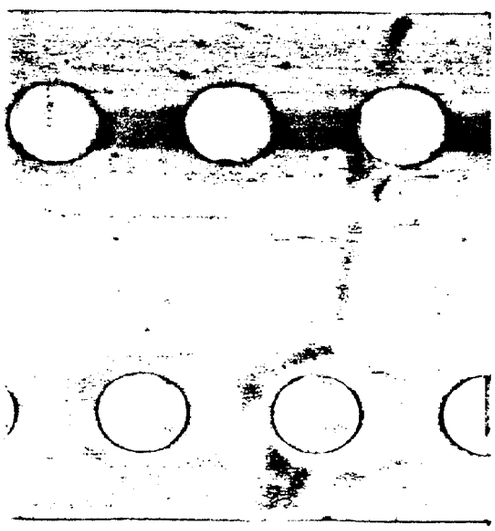
MAY 2 8 19 AM '91

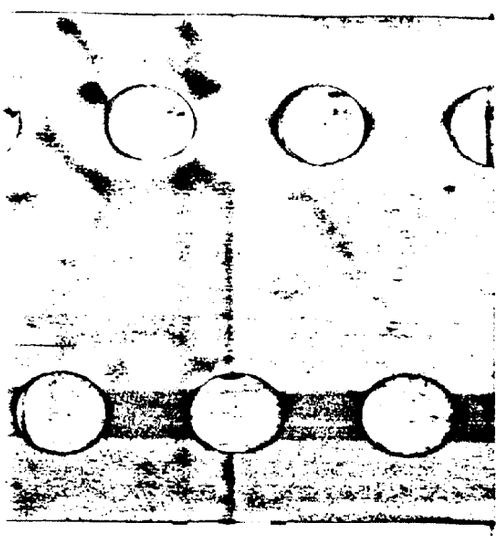
FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

3314 05/02 0101 03CHECK 264.40

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





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 78000.00
CON TX 257.40
PRFEE 1.00
WDEED 6.00
TOTAL 264.40
CHECK 264.40

05/02/91 01 08:19 0001 8314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11083

IDENTIF. TREFERENCE

MAY 2 8 19 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417970