8518

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

James Yelich
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-26-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Esquire, One Burton Hills Blvd, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Yelich (NAME)	Dominion Bankshares Mortgage Company (NAME)	104-10-146
415 Fairfax Avenue (ADDRESS)	P.O. Box 12701 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Roanoke, VA 24027-2701 (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, Thomas Raymond Harris and Alene H. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Yelich

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:

SEE ATTACHED SHEET.

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

7.33.38

IDENTIFICATION REFERENCE

Dec 31 10 24 AM '91

PICK-UP

7167 12/31 0101 03CHECK 688.95

unimproved ( )
This is improved (X) property, known as 415 Fairfax Avenue, Nashville, Tennessee 37212
(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 30th day of December 1991

Thomas Raymond Harris

Thomas Raymond Harris

Alene H. Harris

Alene H. Harris

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Raymond Harris and Alene H. Harris

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Davidson County, Tennessee, this 30th day of December 19 95

Commission expires 9-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

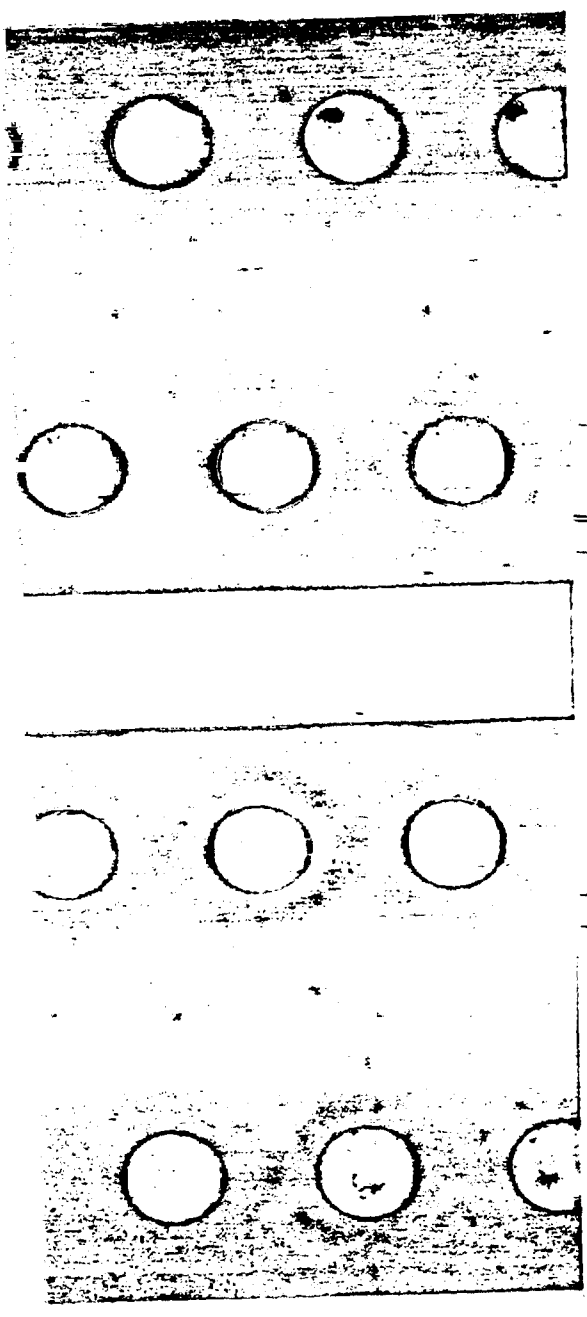
LEGAL DESCRIPTION

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Being the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots No. 152, 153, and part of Lots No. 151, 154, and 157 of the unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for said County, described together from surveys by S. R. Sanford, Jr., dated August 21, 1937 and A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11 deg. 00' West (South 5 deg. 49' 03" West on the survey by A & A Engineers, Inc. supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65 deg. 04' East (North 70 deg. 40' 34" East on said survey) 83.36 feet to the eastermost corner of said lot No. 2; thence North 88 deg. 00' West (North 85 deg. 20' 57" West on said survey) 1511 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, Northwestwardly 60 feet to the point of beginning.

Being the same property conveyed to Thomas Raymond Harris by Quitclaim Deed from Carol Ann Cox Harris, of record in Book 6514, page 417, Register's Office for Davidson County, Tennessee.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			183500.00	
			CON TX 678.95	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 688.95	
			CHECK 688.95	
12/31/91	01	10:24 0001	7063	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 3 3.8.

IDENTIFICATION REFERENCE

Dec 31 10 24 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 489517