file 29

BOOK 8696 PAGE 628

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 92.

_____ Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jeannette E. Shirley (NAME)	Dominion Bankshares Mortgage (NAME)	MAP 150-F
3405 Towne Village Road (STREET ADDRESS OR ROUTE NUMBER)	1650 Tysons Boulevard (STREET ADDRESS)	PARCEL 493
Antioch, TN 37013 (CITY) (STATE) (P. O ZIP)	McLean, VA 22102-0703 (CITY) (STATE) (ZIP)	2DX-05122

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, Myrla G. Sproat and husband, Jon O. Sproat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeannette E. Shirley

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. 529 on the Plan of Towne Village of The Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 529 fronts 207.61 feet along the southerly margin of Towne Village Road and extends back 133.05 feet on the southeasterly line and 109.71 feet on the southerly line, said lines intersecting at a point in the rear.

BEING the same property conveyed to Myrla G. Sproat by Trustee's Deed from James E. Kirby, Substitute Trustee, filed of record in Book 8407, page 711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

3490U

IDENTIF. REFERENCE

AUG 7 8 51 AM '92

FEE ... DAVIDSON COUNTY TN.

unimproved ( ) This is improved (X) property, known as 3405 Towne Village Road, Antioch, 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 31st day of July, 19 92

Myrla G. Sproat

Myrla G. Sproat

Jon O. Sproat

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Myrla G. Sproat and Jon O. Sproat

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

the bargainor S, with whom I am personally acquainted, and who acknowledged that they ~~xxx~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 92.

Commission expires March 25, 1995

Ollie Mai Parsley 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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
Myrla G. Sproat

TO
Jeannette E. Shirley

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

S544 08/07 0101 03CHECK $27.20

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 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
			08/07/92 01	08:52 0001 8544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34900

IDENTIF. REFERENCE

AUG 7 8 51 AM '92

DAVIDSON COUNTY TN.

No. 558353