This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

BOOK 8710 PAGE 269

ADDRESS NEW OWNER:
Devin D. Brown and Michelle L. Brown
500 Kinsey Boulevard
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Dominion Bankshares Mortgage Corporation
1650 Tysons Boulevard, P. O. Box 9703
McLean, VA 22102-0703

MAP AND PARCEL:
MAP 52-3
PARCEL 15
11D-44190

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NationsBanc Mortgage Corporation of Virginia hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Devin D. Brown and wife, Michelle L. Brown, 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. 30 on the unrecorded Plan of East Madison Addition, being all the property described in Book 8398, Page 912, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S, Suite 201, Nashville, TN 37212, License No. 665, dated July 10, 1992, as follows:

SAID Lot No. 30 fronts 50 feet on the westerly margin of Kinsey Boulevard and runs back between parallel lines, 150 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Commerce Union Bank, N/K/A Sovran Bank/Tennessee by deed from I. Dyke Tatum, Substitute Trustee, as of record in Book 8398, Page 912, Register's Office for Davidson County, Tennessee. NationsBanc Mortgage Corporation of Virginia is the successor in interest of Commerce Union Bank and Sovran Bank/Tennessee.

This is improved property known as 500 Kinsey Boulevard, Madison, TN 37115.

This is the same description as in previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Devin D. Brown and wife, Michelle L. Brown, their heirs and assigns, forever; and we, NationsBanc Mortgage Corporation of Virginia do covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the

lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authroized by its Board of Directors, or (B) General Partner(s).

Witness our hands this the 19th *day of August, 1992.*

NationsBanc Mortgage Corporation of Virginia

By: D W Courtney

STATE OF VIRGINIA)
~~COUNTY~~ OF Richmond *)*
City

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald W. Courtney *as* Assistant V.P. *of NationsBanc Mortgage Corporation of Virginia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he/she is the* Assistant V.P. *of 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 and official seal at Richmond, Virginia this the* 19th *day of August, 1992.*

Norma Jean Lee
NOTARY PUBLIC

COMMISSIONED AS
JEAN L. MAXIE
NOTARY PUBLIC

My Commission Expires: 2-5-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 62,500.00.

Alan D Rees
AFFIANT

Subscribed and sworn to before me this 21st day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

3589 08/25 0101 03CHECK 240.25

39395

IDENTIFICATION REFERENCE

AUG 25 10 35 AM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8710 PAGE 271

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

08/25/92 01 10:38 0001 3589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39395

IDENTIFI REFERENCE

AUG 25 10 36 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 563326