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BOX 19

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,327.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 92

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Patton (NAME)	Dominion Bancshares Mortgage (NAME)	MAP 163-11A #41
414 Oak Forge Drive (ADDRESS)	P.O. Box 12701 (ADDRESS)	
Antioch, TN 37013 (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, Heather L. Covington Boyter and husband Russell B. Boyter and James T. Covington and wife, Linda E. Covington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph P. Patton, 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. 41 on the Plan of Third Revision, Section Two, Belle Forge Village, as of record in Book 6900, page 250, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather L. Covington and James T. Covington by deed from John Stephen Rumble, unmarried, of record in Book 7990, page 465, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7990, page 468, and re-recorded in Book 8066, page 325, Register's Office for Davidson County Tennessee, also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

4 6 2 8 2

IDENTIFICATION

SEP 16 3 44 PM '92

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

7234 09/16 0101 03CHECK 272.81

unimproved ( )
This is improved (X) property, known as 414 Oak Forge Drive, 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 our hand s this 11th day of September 19 92

Heather L. Covington Boyter
Heather L. Covington Boyter

Russell B. Boyter
Russell B. Boyter

Joseph P. Patton
Joseph P. Patton

James T. Covington
James T. Covington By Heather L. Covington Boyter, Atty-in-fact

Linda E. Covington
Linda E. Covington By Heather L. Covington Boyter, Atty-in-fact

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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 Heather L. Covington Boyter and Joseph P. Patton

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of September 19 92

Commission expires May 25, 1996

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

STATE OF TENNESSEE
COUNTY OF ~~KNOXVILLE~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell B. Boyter the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9 day of September, 1992.

Gayla M. Moore
NOTARY PUBLIC

My Commission Expires:

3-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of September, 1992, before me personally appeared Heather L. Covington Boyter, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of James T. Covington and Linda E. Covington, and acknowledged that she executed the same as the free act and deed of the said James T. Covington and Linda E. Covington.

My Commission Expires:

Lee C. Gh
NOTARY PUBLIC

WARRANTY DEED

FROM

Heather L. Covington Boyter and James T. Covington

TO

Joseph P. Patton

RETURN TO

Staltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215



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

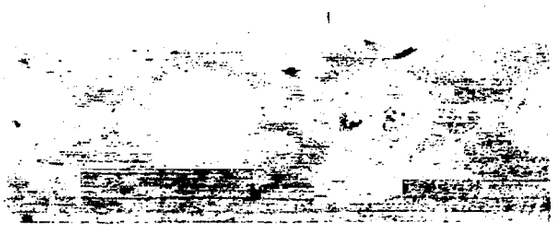
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71327.11
CON TX 263.81
PRFEE 1.00
WDEED 8.00
TOTAL 272.81
CHECK 272.81

09/16/92 01 15:45 0001 7234



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4628.2

IDENTIFICATION

SEP 16 3 44 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 570880