FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,800.00

Kenneth S. Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 1983.

Notary Public

MY COMMISSION EXPIRES: January 19, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH S. SPENCE (NAME)	DOMINION BANCSHARES MORTGAGE CORP. (NAME)	Map 102-07
6525 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street (STREET ADDRESS)	Par 072
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	8 D 2-08711

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, ROBERT WAYNE KIRBY and wife, PEGGY O. KIRBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH S. SPENCE and wife, DEBORAH G. SPENCE

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. 68 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said Lot fronts 81.38 feet on the southwesterly side of Upton Lane and extends back 198.14 feet on the northwesterly line and 162.21 feet on the southeasterly line, to a dead line in the rear measuring 68.62 feet thereon.

Being the same property conveyed to Robert Wayne Kriby and wife, Peggy O. Kirby by deed from David Morgan Good and wife, Carolyn B. Good, of record in Book 5163, page 120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictive covenants of record.

05/13 143 [illegible]

This is improved (X) unimproved ( ) property, known as 6525 Upton Lane, Nashville, Tennessee 37209
(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 hands this 10th day of MAY, 1983

Robert Wayne Kirby

Peggy O. Kirby

7355

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Brent A. Campbell, a Notary Public in and for said County and State, the within named ROBERT WAYNE KIRBY and wife, PEGGY O. KIRBY

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 1983.

Commission expires January 19, 1983

Notary Public

STATE OF TENNESSEE
Davidson County

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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT WAYNE KIRBY and wife,

PEGGY O. KIRBY

TO

KENNETH S. SPENCE and wife,

DEBORAH G. SPENCE

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

IDENTIF. REFERENCE

MAY 13 12 02 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 7 6.7 4

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
			54000.00- CO	
			142.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	148.98-
7365A05/13/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 6 7 4

T
IDENTIF. REFERENCE

MAY 13 12 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948850