Prepared By:
B. HERBERT
Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5088 PAGE 598

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-6-199	Mr/Mrs Richard P.Rosenbaum,	Dominion Bancshares Mortgage 9900 Main Street Fairfax, VA. 22031
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 33809
8DA-56886	704 Kendall Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

E. TOWNES DUNCAN and wife, ELLEN M. DUNCAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD P. ROSENBAUM, JR., and wife, JOANN B. ROSENBAUM

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107.

Said Lot No. 22 fronts 84.79 feet on the easterly margin of Kendall Drive and extends back 170.2 feet on the southwesterly line and 156.5 feet on the northerly line, to a broken line measuring 133 feet thereon.

Being the same property conveyed to E. Townes Duncan and wife, Ellen M. Duncan, by deed from Andrews Properties, Inc., as of record in Book 5361, page 693.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number 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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of June, 1983.

E. Townes Duncan

Ellen M. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6088 PAGE 599

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

E. Townes Duncan and wife, Ellen M. Duncan

the bargainor(s), 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, the 30 day of June, 19 83.

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 19 83

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

E. TOWNES DUNCAN AND WIFE

TO

RICHARD P. ROSENBAUM, JR., AND WIFE

H 5 8 1 0 6

IDENTIF. REFERENCE

JUL 5 3 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6088 PAGE 600

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

79500.00- CO
206.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 213.20-

9208807/05/83 BAL 00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 58106

IDENTIF. REFERENCE

JUL 5 3 1 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961020