FORM NO. WD-1

9093 08/11 162.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$60,000.00 Deborah K. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1983.

Betty G. Ellis
Notary Public

MY COMMISSION EXPIRES: 5/8/87
(AFFIX SEAL)

BOOK 6114 PAGE 90

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH K. POWERS (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 75-11
652 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Fairfax Sq#200 (STREET ADDRESS)	PAR 56
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	4D 67674

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, DONALD W. ELLIS and RICHARD BAXTER and wife, Jane Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH K. POWERS, 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. 406 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennesssee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald W. Ellis and Richard Baxter by deed from J & R Builders, a Partnership, of record in Book 5757, Page 460, Register's Office for Davidson County, Tennessee.

H 6 6 5 0 9

IDENTIF. REFERENCE

AUG 11 1 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 652 Mercer Drive, Hermitage, Tn. 37076
(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 their hands this 9th day of August, 1983

Donald W Ellis
DONALD W. ELLIS

Richard Baxter Jane Baxter by Richard Baxter Attorney in Fact
RICHARD BAXTER JANE BAXTER
By Richard Baxter, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 6114 PAGE 91

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. ELLIS and RICHARD BAXTER

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 9th day of August, 1983.

Commission expires 7/8/87

Betty G Edwards
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of August, 1983, before me personally appeared Richard Baxter to me known to be the person who executed the foregoing instrument in behalf of Jane Baxter, as her attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Jane Baxter.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of August, 1983.

Betty G Edwards
Notary Public

My Commission Expires: 7/8/87

WARRANTY DEED

FROM
DONALD W. ELLIS

RICHARD BAXTER

TO
DEBORAH K. POWERS

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6114 PAGE 92

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
9099A08/11/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H6650 9

IDENTIF. REFERENCE

Aug 11 1 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970637