FORM NO. WD-1

BOOK 6119 PAGE 302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-22-87

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
Wilkins and Adams, Attorneys
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Fordham (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
215 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	104-13-60
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22031 (CITY) (STATE) (ZIP)	26W-8570

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, William Kent Eldridge and wife, Elizabeth B. Eldridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin C. Fordham and wife, Barbara R. Fordham

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. 28 on the map of Bransford Realty Company's Plan of Lots 6 to 23 both inclusive in Block "G" in Whitland Realty Company's Subdivision, the plan of which is of record in Book 547, page 53, of the Register's Office for said County.

SAID Lot No. 28 fronts 60 feet on the west side of Leonard Avenue a 50 foot street formerly a 70 foot street, and extends back in a westerly direction between parallel lines 210 feet, more or less, to a dead line.

BEING the same property conveyed to William Kent Eldridge and wife, Elizabeth B. Eldridge by deed from Kittie R. Duling of record in Book 2652, page 411, Register's Office for Davidson County, Tennessee.

M.T.A. 207

IDENTIF. REFERENCE

AUG 19 10 46 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 215 Leonard Avenue Nashville, TN. 37205
(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 17TH day of AUGUST, 19 83

William Kent Eldridge

William Kent Eldridge

Elizabeth B. Eldridge

Elizabeth B. Eldridge

1045 08/19 318.50 CHECK

STATE OF TENNESSEE
Davidson County

BOOK 6119 PAGE 303

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kent Eldridge and wife, Elizabeth B. Eldridge

the bargainor, 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 17TH day of AUGUST, 1983

Commission expires 1-22-84

John J. [illegible]
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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
William Kent Eldridge

TO
Benjamin C. Fordham

Return to: cg
WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6119 PAGE 304

FOR _____

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

120000.00- CO
312.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
1045A08/19/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 2 0 7

IDENTIF. REFERENCE

Aug 19 10 47 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 972527