FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $48,000.00

John Wellspring
Affiant.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1983

Notary Public

MY COMMISSION EXPIRES: 10/13/86
(AFFIX SEAL)

BOOK 6201 PAGE 763

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN THOMAS WELLSPRING (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 75-1
852 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite #200 (STREET ADDRESS)	PAR 14
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	4D-66711

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, DANIEL S. PRESTON and wife, PEGGY W. PRESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN THOMAS WELLSPRING, 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. 26 on the Plan of Hermitage Hills, Section 12, (Revised), as of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Daniel S. Preston and wife, Peggy W. Preston by deed from Daniel S. Preston and Marilyn S. Preston, of record in Book 6086, Page 533, Register's Office for Davidson County, Tennessee.

11 5 3 9 5 3

TENNTIF REFERENCE

Dec 27 1 28 PM '83

REGISTER

CHECK 12/27 13:30 1990

This is unimproved ( ) improved ( ) property, known as 852 Hermitage Ridge, Hermitage, Tn. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

X

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 16th day of December, 1983

Daniel S. Preston
DANIEL S. PRESTON

Peggy W. Preston by Daniel S. Preston as Atty in Fact
PEGGY W. PRESTON

STATE OF TENNESSEE
Davidson County

BOOK 6201 PAGE 764

Personally appeared before me, the undersigned ---, a Notary Public in and for said County and State, the within named DANIEL S. PRESTON

the bargainor---, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 19 83

Commission expires 10/19/86

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

DANIEL S. PRESTON

PEGGY W. PRESTON

TO

JOHN THOMAS WELLSPRING

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of December, 1983, before me personally appeared DANIEL S. PRESTON, to be known to be the person who executed the foregoing instrument in behalf of PEGGY W. PRESTON, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said PEGGY W. PRESTON.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of December 1983.

NOTARY PUBLIC

My Commission Expires: 10/19/86

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

RECEIVED OF _____

FOR _____

BOOK 6201 PAGE 765

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

48000.00- CAMT.
124.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
1990A12/27/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93953

IDENTIF. REFERENCE

DEC 27 1 58 PM '83

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 2531