FORM NO. WD-1

BOOK 6211 PAGE 610

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 19 83

Notary Public

MY COMMISSION EXPIRES: 12/9/86

(AFFIX SEAL)

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
RALPH B. PERKINS, et ux (NAME)	DOMINION BANCSHARES MORTGAGE CORP. (NAME)	142-11-28
7151 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O.Box 2786 (STREET ADDRESS)	09D-25470
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	

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, J. RANDALL LEA and wife, MARY ELIZABETH LEA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH B. PERKINS and wife, BRENDA A. PERKINS,

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. 15 on the Plan of Valley West, Section V, as of record in Book 4175, page 64, 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 J. Randall Lea and wife, Mary Elizabeth Lea by deed from James A. Luton and wife, Mary H. Luton, of record in Book 6015, page 315, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dominion Bancshares Mortgage Corporation, of record in Book 6015, page 319, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XXX) property, known as 7151 Birch Bark Drive, Nashville, Tennessee 37221
(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 hand(s) this 16th day of December, 19 83

J. Randall Lea by Mary Johnson Attorney in fact — Mary Elizabeth Lea by Mary Johnson Attorney in fact

J. RANDALL LEA — MARY ELIZABETH LEA

01/10 222.56- CHECK

5202

STATE OF TENNESSEE
Davidson County

BOOK 6211 PAGE 611

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named J. RANDALL LEA and wife, MARY ELIZABETH LEA,

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 16th day of December 19 83

Commission expires _____ 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

FILED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN.
JAN 10 11 39 AM '84
REGISTER

IDENTIFICATION REFERENCE

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

I 19964

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of December, 1983, before me personally appeared CRAIG JOHNSON, to be known to be the person who executed the foregoing instrument in behalf of J. RANDALL LEA and wife, MARY ELIZABETH LEA, as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said J. RANDALL LEA and wife, MARY ELIZABETH LEA.

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 _____ BOOK 6211 PAGE 612

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

83100.00- CAMT.
216.06 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 222.56-
5202A01/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H96661

IDENTIF. REFERENCE

JAN 10 11 30 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 5656