FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY 1984.

Notary Public

MY COMMISSION EXPIRES Nov 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William H. Ritter (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
542 Richmar Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	6DU-22820

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, Charles E. Duncan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Ritter and wife, Dorothy A. Ritter

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. 712 on the plan of Section Twelve, Caldwell Hall, of record in Book 3300, page 57, Register's Office for said County.

Said Lot No. 712 fronts 107.51 feet on the broken northwesterly margin of Richmar Drive and extends back 151.15 feet on the northeasterly line and 118.9 feet on the westerly line to a dead line in the rear, measuring 74.0 feet thereon.

Being the same property conveyed to Charles E. Duncan and wife, Mary Lucy L. Duncan by deed from Andrew Ewing, Trustee, of record in Book 3437, page 11, said Register's Office. Charles E. Duncan and wife, Mary Lucy L. Duncan have since been divorced by final decree of the 3rd Circuit Court for Davidson County, of record in Minute Book 120B, page 917, Circuit Court Clerks Office for said County. Charles E. Duncan and Mary Lucy L. Duncan have conveyed all interest in said property to Charles E. Duncan and wife, Marsha Clay by Quitclaim Deed of record in Book 5939, page 326. Charles E. Duncan and Marsha Clay have since been divorced by final decree of the 4th Circuit Court for said County, of record in Minute Book 133B, page 1789, Circuit Court Clerks Office for said County. Marsha Clay has since conveyed all interest in said property to Charles E. Duncan by Quitclaim Deed being recorded simultaneously herewith.

The property herein conveyed is subject to restrictive covenants of record in Book 1788, page 108, and Book 3376, page 234, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 542 Richmar Drive (House Number) (Street) Nashville, TN. 37211 (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 my hand this 20TH day of JANUARY, 1984

Charles E. Duncan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Duncan, unmarried

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 20TH day of JANUARY 19 84

Commission expires Nov 1, 1987

Christy Wilkins Riley
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

Charles E. Duncan
TO

William H. Ritter

H 99745

IDENTIF. REFERENCE

JAN 25 11 52 AM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Return to: cs

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

9832 01/25 144.04- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6220 PAGE 510

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

52900.00- CAMT.
137.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.04-
8632A01/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 7 4 5

IDENTIF. REFERENCE

JAN 25 11 52 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 9179