FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

64,500.00 E. Blaine Sprouse
Affiant

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

Christy Wilkins Queen
Notary Public

MY COMMISSION EXPIRES: Mar 1, 1987

(AFFIX SEAL)

BOOK 6253 PAGE 850

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
E. Blaine Sprouse (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	
1014 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	61-7-67
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	15DZ-1940

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, Gordon E. Osterstrom, Jr. and wife, Eileen M. Cantliffe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Blaine Sprouse and wife, Mitzi W. Sprouse

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. 7, and the easterly 20 feet of Lot 8, Block H, on the plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for said County.

SAID property adjoins and fronts together 85.0 feet on the southerly margin of Malquin Drive and extends back between parallel lines 155 feet to a dead line.

BEING part of the same property conveyed to Gordon E. Osterstrom, Jr. and wife, Eileen M. Cantliffe by deed from Sara M. Capshew, Individually and as Trustee, of record in Book 5912, page 839, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Eileen M. Cantliffe by Gordon E. Osterstrom, Jr. as her Attorney in Fact purusant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is unimproved ( ) improved (XX) property, known as 1014 Malquin Drive (House Number) (Street) Nashville, TN 37216 (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 20TH day of MARCH, 1984

Gordon E. Osterstrom, Jr.

Eileen M. Cantliffe
BY: Gordon E. Osterstrom, Jr., Atty. in Fact

03/21 177.20- CHECK

1828

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 Gordon E. Osterstrom, Jr.

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 March 19 84

*or proved to me on the basis of satisfactory evidence

Commission expires Nov 1, 1987

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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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 Gordon E. Osterstrom, Jr.

TO E. Blaire Sprouse

return to: jcb

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon E. Osterstrom, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Eileen M. Cantliffe as her Attorney in Fact as the free act and deed of the within named Eileen M. Cantliffe.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1984.

NOTARY PUBLIC

My commision expires: Nov 1, 1987

EXHIBIT TO WARRANTY DEED
FROM
GORDON E. OSTERSTROM, JR., ET UX
TO
E. BLAINE SPROUSE, ET UX

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

I 1 0 2 4 0

IDENTIF. REFERENCE
MAR 21 11 27 AM '84
FELIX J. NILSON II REGISTER
DAVIDSON COUNTY, TN

Affiant Gordon E. Osterstrom, Jr.

Sworn to and subscribed before me this
20th day of March, 19 84.

Notary Public

My Commission Expires: Nov 4, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6253 PAGE 853

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
			64500.00-	CAMT.
			167.70	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 177.20-
1828A	03/21/84			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 0 2 4 0

IDENTIF. REFERENCE

MAR 21 11 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21791