THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John J. Eldridge 7505 Rolling River Pkwy. Nashville, TN 37221	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	141-11-A-1 9D-68053

WARRANTY DEED BOOK 6509 PAGE 453

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen Earps Builders, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John J. Eldridge and wife, Betty J. Eldridge

hereinafter called the Grantee, Grantee's 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. 311 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for said County.

SAID Lot No. 311 fronts 80.00 feet on the northwesterly margin of Rolling River Parkway and extends back 152.18 feet on the northeasterly line and 142.88 feet on the southwesterly line to a broken line in the rear, measuring 80.60 feet thereon.

BEING part of the same property conveyed to Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings & Loan Association, successor by merger to Home Federal Savings and Loan Association, of record in Book 6297, page 586, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4892, page 689, 4892, page 679, Book 4788, page 950, amended in Book 4871, page 640, and all made applicable in Book 5463, page 238, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (an) improved property, known as 7505 Rolling River Parkway, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of March, 19 85.

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps
Allen Earps, President

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of March, 1985.

BOOK 6509 PAGE 454

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHRISTY WILKINS IVEY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

John J. Eldridge
Affiant

Subscribed and sworn to before me, this the 11th day of March, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHRISTY WILKINS IVEY

8 6 7 8 8 1

IDENTIF. REFERENCE

MAR 13 12 26 PM '85

DAVIDSON COUNTY, TN

CHECK

WARRANTY DEED

from:
ALLEN EARPS BUILDERS, INC.

to:
JOHN J. ELDRIDGE AND WIFE,
BETTY J. ELDRIDGE

RETURN TO: BOX 8 cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23267

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

RECEIVED OF _____

FOR _____ BOOK 6503 PAGE 455

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

90000.00- CAMT.
234.00 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 240.60-
8264A03/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 8.7.98

IDENTIF. REFERENCE

MAR 13 12 26 PM '85

DAVIDSON COUNTY, TN

No. 115463