FORM NO. WD-1

File Box 9

BOOK 6523 PAGE 547

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

James F. Scherer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 85.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Scherer Et ux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	Map 103-7
1009 Edwin Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	Parcel 19
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	FB#8DA-56485

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, Oscar T. Flodeen and wife, Margaret N. Flodeen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Scherer and wife, Patricia Scherer

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. 74 on the plan of Section One, Richland Meadows, of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 74 fronts 60.4 feet on the southerly margin of Oakmont Circle and extends back 149 feet on the easterly line and 150.4 feet on the westerly line to a dead line in the rear, measuring 37.7 feet thereon.

Being the same property conveyed to Oscar T. Flodeen and wife, Margaret N. Flodeen by deed from Albert Edward Counter and wife, Betty P. Counter of record in Book 3804, page 708, said Register's Office.

This conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) restrictive covenants of record in Book 2152, page 121, Book 2195, page 256, Register's Office for said County; and (c) the matters set forth on said plan.

CHECK
This is unimproved ( ) improved (XX) property, known as 5415 Oakmont Circle, Nashville, Tennessee, 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/01 123.50

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 26th day of March, 19 85

Oscar T. Flodeen — Margaret N. Flodeen

Oscar T. Flodeen
Margaret N. Flodeen

4026

STATE OF TENNESSEE
Davidson County

BOOK 6523 PAGE 348

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Oscar T. Flodeen and wife, Margaret N. Flodeen

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 26th day of March 19 85

Commission expires 11-1-87

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
Oscar T. Flodeen and wife, Margaret N. Flodeen

TO
James F. Scherer and wife, Patricia Scherer

IDENTIF. REFERENCE

I 9 3 3 8 7

APR 1 3 56 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

File Box 9

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

BOOK 6523 PAGE 949

RECEIVED OF _____

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

46000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4026A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 3 8 7

IDENTIF. REFERENCE

APR 1 3 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121073