File Box 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

BOOK 6540 PAGE 4

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
George C. Telfer (NAME)		Dominion Bancshares Mortgage Corporati (NAME)			MAP 141-12B
1252 Brenner Drive (STREET ADDRESS OR ROUTE NUMBER)		9900 Main Street Suite 200 (STREET ADDRESS)			PARCEL 51
Nashville, TN 37221 (CITY)	(STATE) (P.O. ZIP)	Fairfax, Virginia 22031 (CITY)	(STATE)	(ZIP)	

FOR AND 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, Fox Ridge Company, a limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George C. Telfer and wife, Melody L. Telfer

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.

BEING Lot No. 44 on the Plan of Southampton, Phase III, as of record in Plat Book 5200, Page 689 and 690, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fox Ridge Company by deed from Joseph L. Lackey, Jr. Trustee of record in Book 6474, Page 445, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6120, Page 450, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

19894.6

T. IDENTIF. REFERENCE

APR 24 8 44 AM '85

FELIX A. ROLLON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1252 Brenner Drive, (House Number) (Street), Nashville, TN 37221 (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 heir 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 covey 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 22nd day of April, 1985

Fox Ridge Company, a Limited Partnership BY: Fox Ridge Homes, Inc., General Partner

Attest:
W. B. Hughes, Vice President

By:
Alphonse H. Davis, Vice President

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

BOOK 6540 PAGE 5

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and W. B. Hughes with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that ~~XX~~ (they) as such Vice President and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such Vice President and attesting the same by the said W. B. Hughes as such Vice President All as the act and deed of the corporation as General Parter of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville on this the 22nd day of April 19 85

My commission expires 10-14-85

_____
Notary Public

J. HAINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM Fox Ridge Company

TO George C. Telfer
Melody L. Telfer

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6540 PAGE 6

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
			83250.00- CAMT.	
			216.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 222.82-	
0925A04/24/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 9 4 6

IDENTIF. REFERENCE

APR 24 8 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127788