file 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,186.20

X Fred Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1985

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Ave., North, Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. BINGHAM	DOMINION BANCSHARES MORTGAGE (NAME)	Map 142-0
P.O. BOX 158989 ~~264 Hicks Road~~ (STREET ADDRESS OR ROUTE NUMBER)	9900 MAIN ST. SUITE #200 (STREET ADDRESS)	Par 95
Nashville, Tenn. 37215 ~~3722~~ (CITY) (STATE) (P. O. ZIP)	FAIRFAX VA. 22031 (CITY) (STATE) (ZIP)	9D-57055

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, MALCOM P. GRAHAM and wife, ROBBIE E. GRAHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. BINGHAM and FRED R. BIRDWELL D/B/A B AND B PROPERTIES, A PARTNERSHIP,

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

A Parcel of Land in the 9th Civil District of Davidson County, Tennessee, on East side of Hicks Road and, being a portion of the H.H. Dillard land of record in Book 2227, page 19, Register's Office for Davidson County, Tennessee, surveyed to S.H. Hutchinson March 11,1958 as follows: Beginning at a corner fence cost the southeast corner of H. M. Potts lot and , in R.E. Lepley's west line; thence with H.M. Potts lines as follows: South 63 deg. 30 min. west 276 feet to a Black Locus tree; thence north 15 deg. west 78 feet to a stake; thence south 85 deg. 15 min. west 142 feet to center of the Hicks Road, same being H.M. Potts south westmost corner; thence with center of Hicks Road south 3 deg. 30 min. west 270 feet to point in road; thence leaving said road going north 70 deg. 30 min. East passing an iron stake in line on East margin of road 521 feet to iron stake in R.E. Lepley's west line; thence with R.E. Lepley's west line north 24 deg. west 165 feet to the beginning, containing 2 acres, being the same more or less.

Being the same property conveyed to Malcom R. Graham and wife, Robbie E. Graham by deed from Edward T Potts and wife, Janice A. Potts of record in Book 6221, page 579, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to DOMINION BANCSHARES MORTGAGE CORPORATION, of record in Book 6221, Page 582, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 264 Hicks Road, Nashville, Tennessee 37221
(House Number) (Street) (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 hand s this 23rd day of December, 19 85

X Malcolm R Graham
MALCOM R. GRAHAM

Robbie E. Graham
ROBBIE E. GRAHAM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, UNDERSIGNED, a Notary Public in and for said County and State, the within named MALCOM R. GRAHAM and wife, ROBBIE E. GRAHAM

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 23rd day of December, 19 85.

Commission expires 1-10-89

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

TO

Dec 26 11 47 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			177.30 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 183.80-	

9817A12/06/85 BAL .00

6 3 8 4 4

IDENTIFICATION REFERENCE

DEC 26 11 17 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 204718