BOX 10

BOOK 6926 PAGE 357 FORM NO. WD-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,507.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP PARCEL NUMBERS
James Clifton Eley et ux (NAME)	Dominion Bankshares Mortgage Corp. (NAME)	GO-4155 26-9-55
410 Moss Trail Road (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 P.O. Box 2786 (STREET ADDRESS)	
Goodlettsville, TN 37073 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	

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, William C. Sanders, Jr. and wife, Shirley B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Clifton Eley and wife, Sherry Hardaway Eley

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. 26 on the plan of Goodlettsville Heights Subdivision Section Number Two, of record in Book 1424, pages 120 & 121, Register's Office for said County.

Said Lot No. 26 fronts 159.0 feet on the northerly margin of Moss Trail Road and extends back 242.4 feet on the westerly line and 253.4 feet on the easterly line to a dead line in the rear, measuring 159.2 feet thereon.

Being the same property conveyed to William C. Sanders, Jr. and wife, Shirley B. Sanders by deed from Carl L. Tomlin and wife, Hazel L. Tomlin of record in Book 6500, page 142, 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 of record in Book 6196, page 913, 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 410 Moss Trail Road (House Number) (Street) (P O Address) Goodlettsville, TN 37073 (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 22nd day of July, 19 86

William C. Sanders, Jr.

Shirley B. Sanders

07/23 203.90 CHK

1063

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 6926 PAGE 358

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, William C. Sanders, Jr. and wife, Shirley B. Sanders

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 22nd day of July, 1986

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Michael S. Shannon and wife,

Mary Sue Shannon

TO

James Clifton Eley and wife,

Sherry Hardaway Eley

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

2372

JUL 23 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6926 PAGE 359

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
			705-7.36-	
			157.40	
			.50	
			6.00	
			1063407/83/86	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 7.7 2

IDENTIFICATION REFERENCE

JUL 23 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274359