Box 30

BOOK 7290 PAGE 578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,490.00

Subscribed and sworn to before me, this the 30 day of June 19 87

My commission expires: January 10, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 7N11327
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William E. Duffel, Jr.	DOMINION BANCSHARES MORTGAGE CORPORATION
1209 Jackson's View Road	11350 Random Hills Road
Hermitage, TN 37076 (STREET ADDRESS / CITY / STATE / ZIP)	Fairfax, VA 22030 (STREET ADDRESS / CITY / STATE / ZIP)
MAP NO. 086-07-0-A 015.0000	PARCEL NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GEMCRAFT HOMES (Tennessee), Inc., a Tennessee Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William E. Duffel, Jr. and wife, Beverly Cosby Duffel

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 15 on the Plan of Bret Ridge, of record in Plat Book 6900 at page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to GEMCRAFT HOMES (Tennessee), Inc., a Tennessee Corporation by Deed of record in Book 7052 page 268, Register's office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 8 9 36 AM '87

IDENTIFI REFERENCE

43683

THIS IS IMPROVED PROPERTY KNOWN AS 1209 Jackson's view Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hereinset 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 my hand this 30 day of June 19 87

Gemcraft Homes (Tennessee), Inc.
by David Braunscheidel, its City Project Manager

State of Tennessee
County of _____

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

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

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

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Braunscheidel, 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 City Project Manager of Gencraft Homes (Tennessee), Inc., the within named bargainor, a corporation, and that he as such City Project Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 30, 1987

My Commission Expires:
January 10, 1989

KENNETH C. KANT NOTARY PUBLIC

Notary Public: Kenneth C. Kant

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

RECEIVED OF _____

FOR _____

BOOK 7290 PAGE 580

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
			69490.00- CAMI.	
			250.60 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 257.10-	
			7496A07/08/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.3.6 8.3

IDENTIFI REFERENCE

JUL 8 9 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101717