BOOK 5568 PAGE 212

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Williamson (NAME)	Dominion Bancshares Mtg. Corp (NAME)	Map 75-12
105 Belgium Court (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	Parcel 15
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty Four Thousand Sixty-One and 91/100 ($64,061.91) *Dollars,*

to be paid by the Grantor as follows:

1. Assumption by the Grantor of the balance of a first mortgage on the property herein being conveyed held by Dominion Bancshares Mortgage Corporation and which will have a balance owing after the February, 1989 payment of $54,061.91.
2. Payment by Grantor to Grantees, at the time of closing, the sum of Four Thousand and No/100 ($4,000.00) Dollars cash.
3. Issuance by Grantor to Grantees of a Deed Of Trust Note in the amount of Six Thousand and No/100 ($6,000.00) Dollars payable one (1) year from date with interest at the rate of eight and one-half percent (8 1/2%) per annum.

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry A. Todd and wife, Nancy G. Todd

James C. Williamson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Being Lot No. 230 on the Plan of HIGHLANDS OF TULIP GROVE, SECTION 3, as resubdivided, and of record in Book 5210, page 125, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete legal description.

Being the same property conveyed to Jerry A. Todd and wife, Nancy G. Todd, by deed from Auldin Hamby, Jr. and Deborah A. Cravens, of record in Book 6089, page 138, Register's Office for Davidson County, Tennessee.

Jerry A. Todd and wife, Nancy G. Todd specifically convey herewith to James W. Williamson all escrow funds now on deposit with Dominion Bancshares Mortgage Corporation, 9900 Main Street, Fairfax, Virginia 22031, being acount number 18446.

This conveyance is made subject to easements and restrictions of record. This conveyance is also made subject to the first mortgage on the property held by Dominion Bancshares Mortgage Corporation of record in Book 5630, page 247, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $64,000.00

Subscribed and sworn to before me this the 4th *day of* February *19* 89

Affiant Jerry A. Todd

My commission expires 5/8/91 *(Affix Seal)*

Notary Public Cindy Manier

This is improved (X) unimproved ( ) property, known as 105 Belgium Court, Hermitage, Tennessee 37076 *(House Number) (Street) P O Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4th *day of* February *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry A. Todd
Jerry A. Todd

Nancy G. Todd
Nancy G. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Jerry A. Todd and wife, Nancy G. Todd

*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 purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* February, *19* 89.

Cindy Manis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 5/8/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____*self to be* _____ *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* _____*self as* _____.

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

_____
Notary Public

Commission expires _____

THIS INSTRUMENT PREPARED BY:

Charles Alexander, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201
(615) 256-5003

5361 02/07 0101 03CHECK 217.70

07410

TENNESSEE REFERENCE

FEB 7 3 26 PM '89

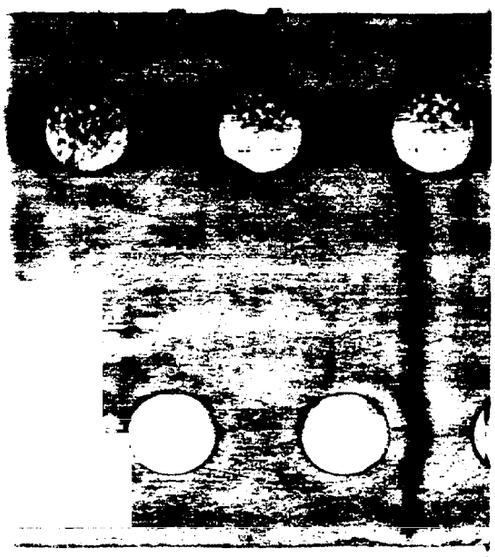
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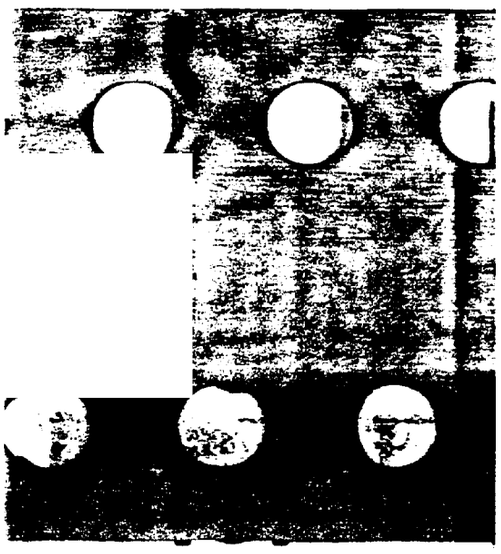
WARRANTY DEED

FROM
Jerry A. Todd and wife,
Nancy G. Todd

TO
James C. Williamson

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	64000.00
CON TX	211.20
PRFEE	0.50
WDEED	6.00
TOTAL	217.70
CHECK	217.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/07/89 01 15:29 0001 5361

07410

IDENTIFICATION REFERENCE

FEB 7 3 26 PM '89

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

No. 179854