THIS INSTRUMENT PREPARED BY:
JOHN T. ROCHFORD, ATTORNEY
2200 Abbott Martin Road
Nashville, TN 37215

~~PREPARED BY &~~ RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel
JOHN G. BENITEZ et ux 7020 NORTHRIDGE DRIVE NASHVILLE, TN 37221	DOMINION BANKSHARES 11350 RANDOM HILLS RD MAIL ST. 5 FAIRFAX VA 22030	148-13H 18C

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOHN G. BENITEZ and wife, LINDA G. ALLISON (the "Grantees"), their heirs, successors, and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 18 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6050, page 385, Register's Office for Davidson County, Tennessee reference to which is here made for a more particular description.
>
> TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Coventants.
>
> Being part of the property conveyed to Rochford Realty and Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard of record on Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as 7020 NORTHRIDGE DRIVE, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and will be paid by Grantee, (2) this conveyance is made subject to the provisions and requirements of the Declaration of Easements and Restrictive Covenants for Riverside recorded in Book 7185, page 619 and Book 7405, page 780, Register's office for Davidson County, Tennessee, and (3) matters set forth on the Plat of Riverside of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized office this 25th day of July, 1989.

ROCHFORD REALTY AND CONSTUCTION COMPANY, INC.

BY: _____
JOHN T. ROCHFORD, III, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John T. Rochford, III, 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 President of ROCHFORD REALTY AND CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 25th day of July, 1989.

Lynda K. Downing
Notary Public

My Commission Expires:

May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 162,900.00.

Affiant

Sworn to and subscribed before me this 27 day of July, 1989.

Notary Public

My Commission Expires:

5-8-91

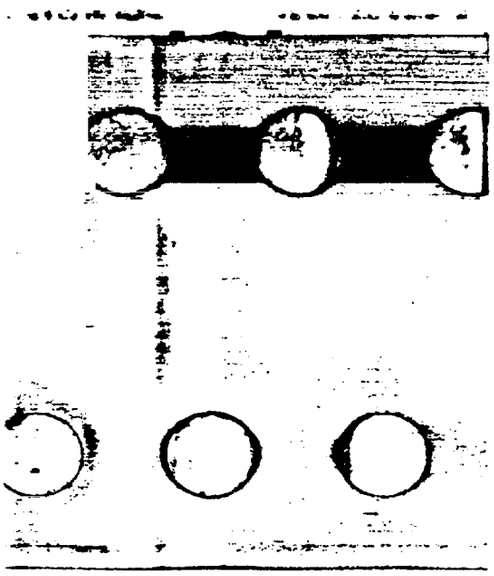
5.4575

IDENTIFICATION REFERENCE

AUG 2 2 20 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

1892 08/02 0101 03CHECK 544.57



OFFICIAL RECEIPT

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

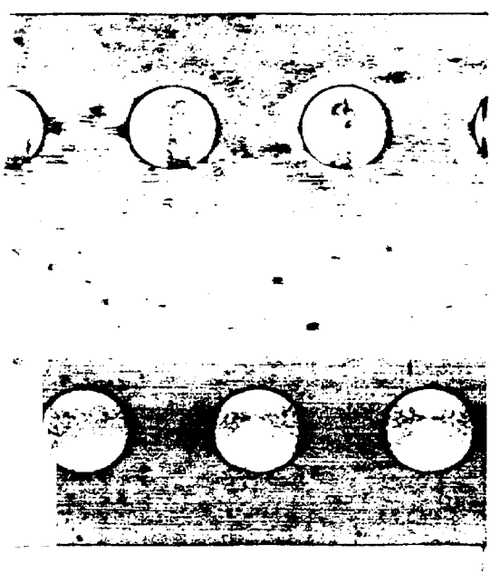
RECEIVED OF _____

FOR _____

BOOK 7905 PAGE 232

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 162900.00
CON TX 537.57
~~PRFEE 1.00~~
~~WDEED 6.00~~
TOTAL 544.57
CHECK 544.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/89 01 14:24 0001 1892

5,457 ✓

IDENTIFICATION REFERENCE

AUG 2 2 20 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 235224