File Box 43

BOOK 8285 PAGE 451

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Karl E Roller Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 91.

Notary Public

MY COMMISSION EXPIRES 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Karl E. Roller, Jr., et ux (NAME)	Dominion Bankshares Mortgage Corporation (NAME)	172-12-A-45C0
6005 Bradford Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 12701 (STREET ADDRESS)	6D-77586
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Roanoke, VA 24027-2701 (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, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl E. Roller, Jr. and wife, Jill L. Roller

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. 56 on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, Pages 110, 111 and 112, said Register's Office.

SAID Lot No. 56 fronts 78.27 feet on the southerly margin of Bradford Hills Drive and extends back 147.40 feet on the broken easterly line and 124.20 feet on the westerly line to a dead line in the rear measuring 24.22 feet thereon.

Being part of the same property conveyed to Claridge Builders, Inc. by deed from Gillespie Meadows, Inc. of record in Book 8081, Page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

89932

IDENTIF. TREFERENCE

FEB 1 9 50 AM '91
FELIX Z. ... CLERK
DAVIDSON COUNTY TN.

3423 02/01 0101 03CHECK 345.25

unimproved ( )
This is improved (XX) property, known as 6005 Bradford Hills Drive, Nashville, TN 37211
(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 my hand this 31st day of January, 19 91

Claridge Builders, Inc.

By: Paul E Johnson
Paul E. Johnson, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson or proved to me upon the basis of satisfactory evidence ~~and~~ _____ _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President ~~and~~ _____ respectively of the Claridge Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President ~~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 Paul E. Johnson as such President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of January, 19 91.

My commission expires 1-23-94

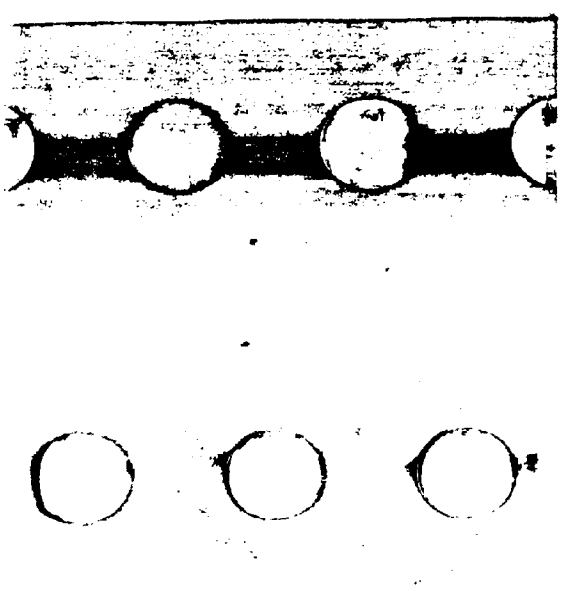
Notary Public

WARRANTY DEED

FROM
Claridge Builders, Inc.

TO
Karl E. Roller, Jr.
Jill L. Roller

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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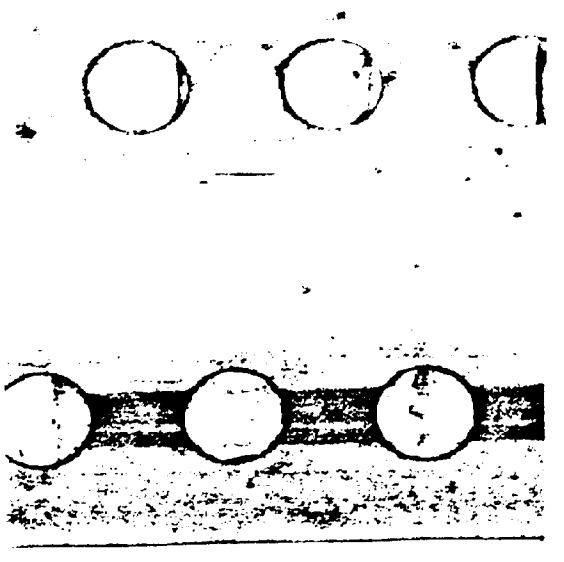
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
102500-00

CON TX 338.25
PRFEE 1.00
WDEED 6.00
TOTAL 345.25
CHECK 345.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01/91 01 09:48 0001 3423



89932

IDENTIF. REFERENCE

FEB 1 9 50 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393776