WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Byron Beasley, etux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 119-15
3005 Mavert Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Bldg. (STREET ADDRESS)	Parcel 74
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	T.P.

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a Deed of Trust, payable to Dobson & Johnson, Inc., of record in Book 4019, page 545, Register's Office for Davidson County, Tennessee,

ARMANDO FEDERICO COBELO and IRMINA DUBOY COBELO

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES BYRON BEASLEY and wife, ROBERTA ANN BEASLEY,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Southlake, Section Four, of record in Book 3300, page 85, Register's Office for said County.

Said Lot No. 20 fronts 76 feet on the southwesterly side of Mavert Drive and extends back between lines 245.08 feet on the northwesterly line and 285.8 feet on the southeasterly line to a dead line in the rear, measuring 118.2 feet thereon.

Being the same property conveyed to Armando Federico Cobelo and wife, Irmina Duboy Cobelo, by deed from Iva M. Sneed, of record in Book 4019, page 543, Register's Office for Davidson County, Tennessee, the said parties having since divorced.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,350

Subscribed and sworn to before me, this the 10 day of APRIL 19 70

Irmina Duboy Cobelo
Affiant

My commission expires: 3-30-71 (Affix Seal)

Michael J. Brennock
Notary Public

MICHAEL J. BRENNOCK
Notary Public, State of New York
No. 44-0408710
Qualified in Rockland County
Commission Expires March 30, 1971

This is unimproved ( ) / improved (X) property, known as 3005 Mavert Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES BYRON BEASLEY and wife, ROBERTA ANN BEASLEY, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES BYRON BEASLEY and wife, ROBERTA ANN BEASLEY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* April, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. F. Cobelo
Armando Federico Cobelo

Irmina Duboy Cobelo
Irmina Duboy Cobelo

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GAIL PIGG, *a Notary Public in and for said County and State,* ARMANDO FEDERICO COBELO

The within named bargainor....., with whom I am personally acquainted, and who acknowledged that HE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 28 *day of* April, *19* 70

Gail Pigg
Notary Public

Commission expires 4-30-73

APR 28 CONV 34,500.00
APR 28 S'TAX A* 89.70
APR 28 PR'FEE A* .50
APR 28 W'DEED A* 3.00 * 93.20

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, 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 .....

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, Michael J. Bumiach, a Notary Public in and for said County and State, IRMINA DUBOY COBELO, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at New York City, this 17th day of April, 1970.

Michael J. Bumiach
Notary Public

My Commission Expiress: 3-30-71

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 34,500.00. Gail Pigg

Subscribed and sworn to before me this 28 day of April 1970

Deputy Register A. Rumble

WARRANTY DEED

FROM
ARMANDO FEDERICO COBELO, ETAL

TO
JAMES BYRON BEASLEY and wife,
ROBERTA ANN BEASLEY

A 75782

IDENTIF. REFERENCE

APR 28 1 40 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Return to: Gail Pigg,
Attorney at Law