ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4939 PAGE 825	MAP-PARCEL NUMBERS:
Charles E. Sexton, III (NAME)	DOBSON & JOHNSON, INC. (NAME)	96-14
854 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 17427 311 PLUS PARK BOULEVARD	158 pw
Nashville, Tn. 37214 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Charles E. Sexton, III and wife, Martin B. Sexton, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, J. E. Abernathy and wife, Faye S. Abernathy,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Sexton, III and wife, Martin B. Sexton,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of Happy Acres Subdivision, of record in Book 2331, page 63, Register's Office for said County, described as follows:

Said Lot No. 12 fronts 100 feet on the northerly side of Allen Road and extends back between lines 183.7 feet on the easterly side and 190 feet on a broken line on the westerly side to a dead line in the rear on which it measures 76.3 feet.

Being the same property conveyed to J. E. Abernathy and wife, Faye S. Abernathy by deed of record in Book 3071, page 369, said Register's Office.

AUG-8 75	CONV	25,000.00			
AUG-8 75	S'TAX		A*	65.00	
AUG-8 75	PR'FEE		A*	.50	
AUG-8 75	W'DEED		A*	4.00	* 69.50

unimproved ( )
This is improved (X) property, known as 854 Allen Road (House Number) (Street)
Nashville, Tn. 37214 (P. O. Address) (City or Town) (Zip Code)

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.

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 6th day of August, 1975.

X J. E. Abernathy

X Faye S. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4939 PAGE 826

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. E. Abernathy and wife, Faye S. Abernathy,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 6th day of August, 1975.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles Edward Sexton III

Sworn to and subscribed before me
this 6th day of August, 1975.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	P. O. BOX 17427 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217

WARRANTY DEED

FROM J. E. Abernathy, et ux

TO Charles E. Sexton, III, et ux

D 10321

IDENTIF. REFERENCE

AUG 8 2 07 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.