ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Melvin C. Dodson (NAME)	same (NAME)	Map 145-9
5824 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 74
Nashville, Tn. 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash in hand paid by Melvin C. Dodson and wife, Virginia T.Dodson, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Harold E. Martin and wife, Helen L. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said Melvin C. Dodson and wife, Virginia T. Dodson

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

Land in the City of Forest Hills, Davidson County, Tn., being Lot No. 29, Tyne Valley Estates, Section 11, as of record in Book 3842, Page 184, R.O.D.C. SAID lot fronts 315.45 feet along the northwesterly margin of Beauregard Drive and runs back between converging lines 408.4 feet on the westerly margin and 447.9 feet on the northeasterly margin to a point, and BEING the same property conveyed to Harold E. Martin and wife, Helen L. Martin, by deed of record in Book 4225, Page 147, R.O.D.C.

THIS CONVEYANCE is subject to restrictions as recorded in Book 3842, page 184, which shows set back lines, a 10-foot easement for public utilities, drainage at the rear point of lot, and a 2.5 x 20-foot utility easement located at the southeast corner.

unimproved ( )
This is improved (x) property, known as 5824 Beauregard Drive (House Number) (Street)
Nashville (City or Town) 37215 (Zip Code)
(P. O. Address)

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 30th day of August, 19 76.

Harold E. Martin

Helen L. Martin

BOOK 5064 PAGE 382

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Harry K. Cope, a Notary Public in and for said County and State, the within named Harold E. Martin and Helen L. Martin

the bargainor s, 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 30th day of August, 19 76.

My commission expires March 8, 1980 Notary Public Harry K. Cope

HARRY K. COPE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and
and
on oath, acknowledged to be and
,
as such and ,
trument for the purpose therein contained by signing the name of the corporation
as such
as such .
,

this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 76
Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 77,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of August, 19 76.

My commission expires March 8, 1980 Notary Public Harry K. Cope

HARRY K. COPE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
H. E. Martin	5824 Beauregard Drive

SEP-17 CONV 77,000.00
SEP-17 S'TAX B* 200.20
SEP-17 PR'FEE B* .50
SEP-17 W'DEED B* 4.00 * 204.70

WARRANTY DEED

FROM Harold E. MARTIN, and Helen L. MARTIN.

TO Melvin C. DODSON, and Virginia T. DODSON.

D 65962

IDENTIFICATION REFERENCE

SEP 1 10 29 AM

REGISTER
DAVIDSON COUNTY, TENN.