ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David W. Dodson et ux (NAME)	Same (NAME)	Map 130-15
4530 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 39
Nashville, Tenn. 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00)---------- DOLLARS

Cash in hand paid and received and other good and valuable considerations including agreement by the hereinafter named Grantees to assume and pay the balance now owing upon one promissory note dated October 17, 1975 in the original principal amount of Forty Nine Thousand Dollars ($49,000.00) and made payable to Mortgage Associates, Inc. which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Rholdolph L. Esmay, Jr. and wife, Sandra L. Esmay to David L. Shirmeyer, Trustee of record in Book 4962, Page 759, Register's Office for Davidson County, Tennessee.

The above debt was assigned to Biscayne Federal Savings & Loan Association, December 18, 1975, filed for record in Book 4993, page 950, said Register's Office. We, RHOLDOLPH L. ESMAY, JR. and wife, SANDRA L. ESMAY have bargained and sold, and by these presents do transfer and convey unto the said DAVID W. DODSON and wife, ELIZABETH F. DODSON

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. 1 on the Plan of the Tyne Meade Subdivision, Section 4, Block "P", of record in Book 1424, page 25, Register's Office for said County.

Said Lot No. 1 fronts 118.4 feet on the westerly margin of Beacon Drive and extends back 495.55 feet on the northerly line and 451 feet on the southerly line, to a line in the rear measuring 139.0 feet thereon.

Being the same property conveyed to Rholdolph L. Esmay, Jr. and wife, Sandra L. Esmay by deed from Harvey W. McDonald, Jr. and wife, Lucretia McDonald of record in Book 4962, page 757, said Register's Office.

APR28	CONV	57,000.00		
APR28	S'TAX		B* 148.20	
APR28	PR'FEE		B* .50	
APR28	W'DEED		B* 4.00	* 152.70

unimproved ( )
This is improved (X) property, known as 4530 Beacon Drive (House Number) (Street)
Nashville, Tennessee 37215 (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 25th day of April, 19 77.

Rholdolph L. Esmay, Jr.

Sandra L. Esmay

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5140 PAGE 986

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra L. Esmay

the 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 Nashville, this 25th day of April, 1977.

My commission expires 2-7-79 Notary Public Robert H. Lewis

State of South Dakota)
County of Minnehaha)

Personally appeared before me, the undersigned, a Notary Publice in and for said County and State, the within named Rholdolph L. Esmay, Jr. the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal at Sioux Falls, S.D. this 26 day of April, 1977.

Notary Public

My Commission Expires: April 4, 82

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 25th day of April, 1977.

My commission expires 2-7-79 Notary Public Robert H. Lewis

This instrument was prepared by:

Name	Address
Robert H. Lewis	421 Charlotte Avenue, Nashville, Tenn. 37219

WARRANTY DEED

FROM Rholdolph L. Esmay, Jr. and wife, Sandra L. Esmay

TO David W. Dodson and wife, Elizabeth F. Dodson

E01004

IDENTIF. REFERENCE

APR 28 10 20 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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