4289 08/25 104.70- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5786 PAGE 692

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP—PARCEL NUMBERS
Rodney A. Beason	Dobson & Johnson, Inc.	Map 86-2
(NAME)	(NAME)	
5151 Saundersville Road	One Commerce Place	Parcel - 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37239	4D-1655
(CITY) (STATE) (P.O. ZIP)	(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, JOE WALTER L. COMBS and wife, JANE BRIAN COMBS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY A. BEASON and wife, GAYLE G. BEASON, as tenants by the entireties,

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:

A certain tract or parcel of land in Davidson County, Tennessee, and described as follows:

Being Lot No. 106 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joe Walter L. Combs and wife, Jane Brian Combs by deed of record in Book 5282, Page 552, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantees assume the indebtedness owing to Dobson & Johnson, Inc. as evidenced by instrument of record in Book 5282, Page 554, Register's Office of Davidson County, Tennessee.

The Nashville Electric Service home insulation loan has been assumed by the Grantees.

unimproved( )
This is improved X property, known as 6012 Cortez Court, Hermitage, TN 37076.

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, successors, assigns 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.

POSSESSION to be given September 1, 1981.

Witness our hand s this 21st day of August, 1981.

Joe Walter L. Combs
JOE WALTER L. COMBS

Jane Brian Combs
JANE BRIAN COMBS

STATE OF TENNESSEE)

COUNTY OF WILSON)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOE WALTER L. COMBS and wife, JANE BRIAN COMBS the bargainor(s) XXXXXXXXXXXX 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 Mt. Juliet, Tennessee, this 21st day of August, 1981.

Commission Expires: 6-12-85

Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ the within named bargainor, a corporation, and that (he, they) 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 official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

JOE WALTER L. COMBS and wife, JANE BRIAN COMBS

TO

RODNEY A. BEASON and wife, GAYLE G. BEASON

G 56868

IDENTIF. REFERENCE

AUG 25 8 56 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

PUSH

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)

COUNTY OF WILSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $37,805.36 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rodney A. Beason
Affiant

Subscribed and sworn to before me this the 21st day of August 81.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-85

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37805.36- CO	
			98.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.78-	
			4289A08/25/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 56868

IDENTIF. REFERENCE

AUG 25 8 56 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 839919