BOOK 6571 PAGE 732

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IDENTIF. REFERENCE

JUN 3 11 47 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite C-301 2002 Richard Jones Rd. Nash., Tn 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Dickert (NAME)	Same (NAME)	171
6450 Cloverland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113
Brentwood, TN 37027 (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, Vivian W. Abernathy Bean and husband, Truman H. Bean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen E. Dickert and wife, Gloria L. Dickert

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:

Land in the 6th, formerly the 8th Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, June 14, 1962, as follows:

Beginning at a spike in the center of Hardscuffle Road, the southeast corner of the Fred Niederhauser tract and the northeast corner of the Jesse M. Williams original 30 acre tract; thence with the center of said road, eastwardly 100 feet and north 87 deg. 35' east 117.3 feet to a spike; thence leaving said road, north 1 deg. 15' west 485 feet to an iron pin; thence south 65 deg. west 217.8 feet to a 24-inch hackberry in the easterly line of said Niederhauser property; thence with said line, south 2 deg. 30' west 400 feet to the beginning containing 2.13 acres, more or less.

Being the same property conveyed to Vivian W. Abernathy by deed from James E. Abernathy of record in Book 6070, page 220, said Register's Office.

Vivian W. Abernathy is now known as Vivian W. Abernathy Bean. Truman Bean, spouse of Vivia W. Abernathy Bean, joins in this conveyance for the purpose of granting any interest he might have in the property. Truman Bean is also known as Truman H. Bean.

This is unimproved ( ) improved ( ) property, known as 6450 Cloverland Drive Brentwood, TN 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 30th day of May, 19 85

Vivian W Abernathy Bean Truman H. Bean

Vivian W. Abernathy Bean Truman H. Bean

05/03 334.00 CHECK

3787

BOOK 6571 PAGE 733

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Vivian W. Abernathy Bean et vir Truman H. Bean

the bargainor S, with whom I am personally acquainted, and who acknowledged that she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 1985.

Commission expires 4-14-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6571 PAGE 734

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
			84000.00- CAMT.	
			218.40 CSTAX.	
			.50 PRFEE.	
			6.00 WDEED	
			CHECK	224.90-
3787	A	06/03/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0953 8

IDENTIF. REFERENCE

JUN 3 11 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140326