Box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6757 PAGE 284

ADDRESS NEW OWNER:
Steve W. Beard
846 Battery Lane
Nashville, TN. 37220

SEND TAX BILLS TO:
Central Mortgage Co.

Broad and Chestnut Streets
Philadelphia, PA 19107

MAP-PARCEL NUMBERS:
MAP 132-10
PARCEL 27
OH 08690

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Edward Dodson, Jr. and Sara F. Dodson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steve W. Beard and wife, Dinah J. Beard hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of W. M. Farris Subdivision, of record in Book 1424, page 27, Register's Office for said County.

SAID Lot No. 4 fronts 100.0 feet on the northerly margin of Battery Lane and extends back 504.8 feet on the easterly line and 505.1 feet on the westerly line to a dead line in the rear, measuring 100.0 feet thereon.

BEING the same property conveyed to William Edward Dodson, Jr., and Sara F. Dodson (son and mother) by deed from Thomas E. Fox and wife, Elizabeth A. Fox of record in Book 5322, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is being executed on behalf of William Edward Dodson, Jr. by Helen Waters as his Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This instrument is being executed on behalf of Sara F. Dodson by Steven L. Gill as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 846 Battery Lane, Nashville, TN. 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 1985.

William Edward Dodson, Jr.
BY: Helen Waters, Attorney in Fact

Sara F. Dodson
BY: Steven L. Gill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00.

Steve W Beard
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1985.

My Commission Expires: 10-2X-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Waters with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of William Edward Dodson, Jr. as his Attorney in Fact as the free act and deed of the within named William Edward Dodson, Jr.
Witness my hand and official seal at Nashville, TN. this the 31st day of December, 1985.

My Commission expires:
10-2X-88

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Gill with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Sara F. Dodson as her Attorney in Fact as the free act and deed of the within named Sara F. Dodson. Witness my hand and official seal at Nashville, TN. this the 31st day of Dec., 1985.

My Commission expires: 10-2X-88

Notary Public

WARRANTY DEED

from:
William Edward Dodson, Jr. and Sara F. Dodson

to:
Steve W. Beard and wife, Dinah J. Beard

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24441

BOOK 6757 PAGE 286

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Steven L. Gill

Sworn to and subscribed before me this 31st day of December, 19 85.

Notary Public

My Commission Expires: 10-24-88

PERRY [illegible] JR.
NOTARY PUBLIC AT LARGE
STATE OF TE[illegible]

BOOK 6757 PAGE 287

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Helen Waters

Sworn to and subscribed before me this 31st day of December, 19 85.

Notary Public

My Commission Expires: 10-24-88

PERCY ILLINOIS JR. NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

6 6 8 3 4

IDENTIFICATION REFERENCE

JAN 7 | 03 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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
			105000.00- CAPIT.	
			273.00 CSTAX	
			.50 PREP	
			18.00 WDFEE	
			CHECK	205.50-
			3498A01/07/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66834

IDENTIFICATION REFERENCE

JAN 7 1 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208311