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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Roger W. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 86

William T. Berry
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, ATTORNEY
413 Welshwood Drive, Suite 206, Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE V. DOBBS et.al. (NAME)	SAME (NAME)	P/O
c/o Professional Realty Group (NAME)		Map 162-1
5112 C Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 78
Nashville TN 37211 (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, RUFUS SHEDD & WIFE LUCY R. SHEDD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe V. Dobbs & wife, Buena Dobbs (Tenants by the entirety as to a ½ undivided interest) and Roger W. Dixon & wife Sandra G. Dixon (Tenants by the entirety as to a ½ undivided interest)
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

Lot No. 26 A on the plan of resubdivision of Lot 26 of addition to Southwood of Record in Book 6250, page 890 Register's Office for Davidson County. Said Lot 26 A fronts 199.06 feet on the westerly margin of Delvin drive and extends back 192.60 feet on the southerly line and 259.18 feet on the westerly line to a point in the rear.

Being a portion of the property conveyed to Rufus Shedd & wife, Lucy R. Shedd by deed from Ronnie Lynch Stone and wife, Betty Jane Stone of Record in Book 4792, page 980, Register's office, Davidson County.

It is understood and agreed that the following convants shall be binding on the Grantees, their successors and assigns for a period of twenty-five years after the date hereof and shall be convenants running with the land:

1. Any building erected on the premises ahll be a single family residence and no multi-family buildings or duplexes may be erected on the premises.

The Grantors reserve the right to bring a sewer line across the front corner of lot A to reach their house and this right shall be binding on the heirs, successors, and assigns of the Grantees.

It is agreed that seller shall be responsible for the payment of the 1986 taxes up to the amount which would be due based on the current assessment and that buyers shall be responsible for paying any additional taxes due by reason of any increased assessment. Each party agrees to promptly * pay its portion of the taxes upon the request of the other party and in any event to pay the same by February 28, 1987.

unimproved (X)
This is improved ( ) property, known as 323 Delvin Drive, Nashville, Tennessee
(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 our hand s this 24th day of April, 19 86

Rufus R.S. Shedd — RUFUS SHEDD

Lucy R. Shedd — LUCY R. SHEDD

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Rufus Shedd & wife, Lucy R. Shedd

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 24th day of April, 19 86.

William S. Berry
NOTARY PUBLIC

My commission expires: 7-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

- RUFUS SHEDD &

wife, LUCY R. SHEDD

TO

Joe W Dobbs et al

APR 25 12 02 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

94866

IDENTIFICATION REFERENCE

TEXAS TITLE & ESCROW CO. INC.
413 WELSHWOOD DRIVE
NASHVILLE, TENNESSEE 37211

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
			16000.00- CAMT.	
			41.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
7057	04/25/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94866

IDENTIFICATION REFERENCE

APR 25 12 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241053