THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 6960 PAGE 871

ADDRESS NEW OWNER:
Dwain Qualls
Rt. 5, Box 501-A
Lebanon, TN 37087

MORTGAGEE:
The Peoples Bank
Highway 70
Mt. Juliet, TN 37122

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Field Book No.
06DA-15789

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Eugene Cobb and Rebecca Lynn Cobb (now Shannon), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dwain Qualls, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 1, Section B, John Thoni Lands as of record in Book 974, page 17, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grace L. Lallemand by deed of record in Book 1580, page 63, Register's Office for Davidson County, Tennessee, and being the same property devised to William Eugene Cobb and Rebecca Lynn Cobb by will of Grace Laura Lallemand of record in Will Book 126, page 46, Probate Clerk's Office for Davidson County, Tennessee.

Joy W. Cobb spouse of William Eugene Cobb joins in this conveyance to convey any marital interest she may have in said property.

James Shannon, husband of Rebecca Lynn Cobb (now Shannon) joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 112 Glen Rose Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a sewage easement of record in Book 3670, page 116, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantee.

08/27 118.50 CHECK

4937

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 hands this 22nd day of August, 1986.

William Eugene Cobb
WILLIAM EUGENE COBB

Rebecca Lynn Cobb Shannon
REBECCA LYNN COBB (Now SHANNON)

Joy W. Cobb
JOY W. COBB

James Shannon
JAMES SHANNON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Eugene Cobb and wife, Joy W. Cobb and Rebecca Lynn Cobb (now Shannon) and husband, James Shannon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 22nd day of August, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Dwain Cobb
AFFIANT

Subscribed and sworn to before me this 22nd day of August, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
AUG 27 1 40 PM '86
IDENTIFICATION REFERENCE
3584.8

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

RECEIVED OF _____

FOR _____

BOOK 6960 PAGE 873

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

40000 CO- CAMT.
12.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 18.50
4937 08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35848

IDENTIFI REFERENCE

AUG 27 1 40 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 287905