File Box 43

BOOK 6990 PAGE 78

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Michael T. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Michael T. Dodd	Troy & Nichols, Inc.	147-1 #217
(NAME) 331 Binkley Drive	(NAME) P.O. Box 4025	6DU21900
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Monroe, Louisiana 71211	
(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, Jo F. Hobson and Nancy I. Rhea, both parties unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Dodd and wife, Mary Elizabeth Dodd

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 Davidson County, Tennessee, being Lot No. 330 on the Plan of Caldwell Hall, Section 3, of record in Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

SAID Lot No. 330 fronts 85 feet on the southerly margin of Binkley Drive and extends back 183.1 feet on the westerly line and 189.5 feet on the easterly line to a dead line in the rear measuring 85.1 feet thereon.

Being part of the same property conveyed to Nancy I. Rhea and Jo F. Hobson as joint tenants with the right of survivorship by deed from Walter B. Pearson and wife, Charlene L. Pearson of record in Book 5526, page 219 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

460885

IDENTIFICATION REFERENCE

SEP 25 8 54 AM '86

FELIX Z. HUDSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 331 Binkley Drive, Nashville, TN 37211
(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 hands this 18th day of September, 1986

Jo F. Hobson

Jo F. Hobson

Nancy I. Rhea

Nancy I. Rhea

STATE OF TENNESSEE
Davidson County
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo F. Hobson and Nancy I. Rhea

the bargainor s or proved to me upon the basis of satisfactory evidence, 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 Nashville, Tennessee, this 18th day of September, 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

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

Jo F. Hobson

Nancy I. Rhea

TO

Michael T. Dodd

Mary Elizabeth Dodd

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

77000.00- CAMT.
215.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 222.10-
6481A09/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

460855 IDENTIFICATION REFERENCE
SEP 25 8 54 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 299193