THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, P.C.
Post Office Box 3079
Nashville, Tennessee 37219-0079

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Mail

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
John A. Dabbs and wife, Shirley Dabbs 5209 Tennessee Avenue Nashville, TN 37209	Same	Map # 67 Parcel # 106

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CAROL SUE SHARPE MARTIN, does hereby transfer and convey unto JOHN A. DABBS and wife, SHIRLEY DABBS, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 11 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by James & Moore Company, Inc., Dickson, Tennessee, March 31, 1975 as follows:

Beginning at an iron pin on the southern margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36 degrees 00 minutes East 1163.76 feet to an iron pin located in the northwesterly boundary of the J. W. Stewart and R. W. Parker lands; thence North 42 degrees 51 minutes East 173.00 feet to an iron pin; thence North 36 degrees 00 minutes West 1130.31 feet along the common boundary between Tract No. 11 and Tract No. 12 to an iron pin in the southerly margin of Old Hickory Boulevard; thence South 53 degrees 59 minutes West 170 feet along the southerly margin of Old Hickory Boulevard, to the point of beginning, said tract containing 4.47 acres, more or less.

Being the same property conveyed to Loyd G. Sharpe, Jr. and wife, Carol S. Sharpe by deed from William J. Gillentine and wife, Nyako Lee Gillentine of record in Book 7160, Page 657, and conveyed to Carol Sue Sharpe by final divorce decree of record in Book 7958, Page 223, Register's Office for Davidson County, Tennessee. The said Carol Sue Sharpe and Carol Sue Sharpe Martin are one and the same person.

This land is unimproved property known as 4984 Old Hickory Boulevard, Nashville, Tennessee, 37218.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOHN A. DABBS and wife, SHIRLEY DABBS, their heirs, successors and assigns forever.

The undersigned covenants with the said JOHN A. DABBS and wife, SHIRLEY DABBS, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1992 which are prorated to the date of closing and assumed by the Grantees.

Except as set forth above, the undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said JOHN A. DABBS and wife, SHIRLEY DABBS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12 day of November, 1992.

Carol Sue Sharpe Martin
CAROL SUE SHARPE MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6919 11/13 0101 03CHECK 94.10

Personally appeared before me, Woman Notary Smith, a Notary Public in and for said State and County, Carol Sue Sharpe Martin, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 1992.

NOTARY PUBLIC

My Commission Expires: 3-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $23,000.00.

John A. Dabbs
JOHN A. DABBS

Sworn to and subscribed before me this 12th day of November, 1992.

NOTARY PUBLIC

My Commission Expires: 3-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6462

IDENTIFICATION REFERENCE

NOV 13 3 37 PM '92

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

CAMT	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
TOTAL	94.10
CHECK	94.10

11/13/92 01 15:36 0001 6919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6446 2.

IDENTIFI REFERENCE

NOV 13 3 37 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 590730