BOOK 9787 PG 421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER A. DODGE (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 132-16
4723 TIMBERHILL COURT (ADDRESS)	7101 EXECUTIVE CENTER DR. #151 (ADDRESS)	PARCEL 14
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, CHARLES A. BEAN AND WIFE, JANET L. BEAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER A. DODGE, UNMARRIED

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, and more particualarly described as follows:

BEING Lot No. 789 on the Plan of Caldwell Hall, Section 13, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, Said Lot No. 789 fronts 39.27 feet on the easterly side of Timberhill Court Turnaround, and extends back 123.62 feet on the northerly line and 192.92 feet on the southwesterly line, to a dead line in the rear, which is a broken line, and measures 218.06 feet.

BEING the same property conveyed to Charles A. Bean and wife, Janet L. Bean by deed from Marshall William Moser, Jr., Trustee of record in Book 8981, page 717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3339, Page 208 and amended in Book 3435, page 357, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

1259 09/07 0101 03CHECK 534.40

unimproved ( )
this is improved (X) property, known as 4723 TIMBERHILL COURT, 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 hand s this 5th day of September, 19 95

Charles A. Bean
CHARLES A. BEAN

Janet L. Bean
JANET L. BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES A. BEAN AND WIFE, JANET L. BEAN

the 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 purposes therein contained. Witness my hand and official seal at NASHVILLE, TN, Tennessee, this 5th day of September, 1995.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

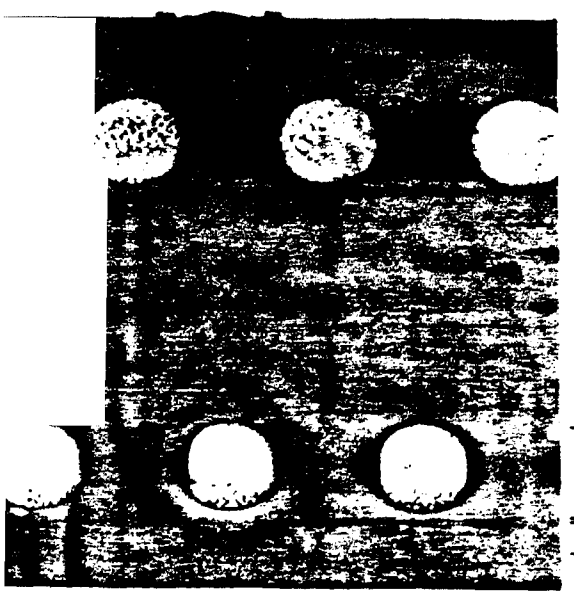
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

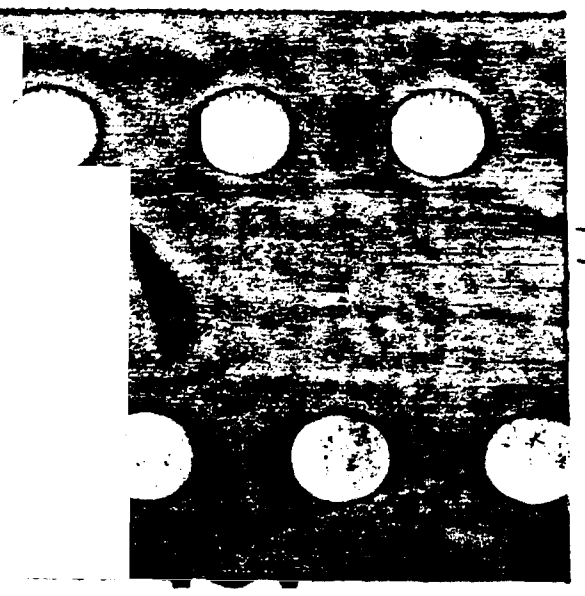
RECEIVED OF _____

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
142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
TOTAL 534.40
CHECK 534.40

09/07/95 01 10:07 0001 1259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097671
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950151