BK 2635

WARRANTY DEED READ E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------$10.00----------
----------TEN & NO/100---------- DOLLARS ($10.00),

Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, We, Thomas Melvin Overby and wife, Wadene C.Overby

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S.K.Grayson and wife, Frances E.Grayson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot.No.30 on Woodberry Park, as of record in Book 2133, pages 117,118,119, Register's Office for Davidson County,Tennessee.

Said Lot No.30 fronts 75 feet on the northwest side of Hibbitts Road and runs back between lines measuring 185.1 feet on the northeast line and 184 feet on the southwest line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Thomas Melvin Overby and wife, Wadene C. Overby, by deed from A&C HOMES,INC., of record in Book 2443,page 519, Register's Office for said County.

This conveyance is made subject to the terms and conditions of a deed of trust executed by Thomas Melvin Overby and wife, Wadene C.Overby, to John W.Murphree, Trustee, of record in Book 2426, page 495, said Register's Office.

It is further agreed that all Escrow Account and insurance are to be transferred to the buyer

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the First day of December, 195-

Thomas Melvin Overby
Wadene C. Overby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe H. Rives, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Melvin Overby and wife, Wadene C. Overby, 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 the 1st day of December, 1956.

Joe H. Rives
Notary Public.

My Commission Expires Sept. 30 -1959

BK 105