WARRANTY DEED *Mid-State Closing Co.*

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

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, C. J. SAIN AND WIFE, CELESTINE F. SAIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL BRUCE OVERFIELD AND WIFE, MILDRED LOIS OVERFIELD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Two Rivers Subdivision, as of record in Book 3600, Page 65, Register's Office for said County.

BEGINNING at a point in the southerly margin of Stones River Court at a common corner with Lot No. 5; thence around a curve with the margin of Stones River Court 77.01 feet to a point at a common corner with Lot No. 7; thence with the line of Lot No. 7, 335.9 feet, more or less, to a point on the westerly bank of the Cumberland River; thence with the westerly bank of the Cumberland River, 230.0 feet, more or less, to a point; thence 50.0 feet, more or less, to a concrete monument; thence north 88° 33' west 301.20 feet, with the center line of an Old County Road, north 88° 33' west 301.20 feet to a nail in the center line of said Old County Road; thence North 70° 38' west 184.60 feet to a point at a common corner with Lot No. 5; thence with line of Lot No. 5, 177.8 feet to the beginning.

Being part of the property conveyed to C. J. Sain and wife, Celestine F. Sain by deed from First American National Bank of Nashville, as Trustee, under the Will of E. P. Radabaugh, deceased, as of record in Book 3648, Page 460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2016, Page 1, Book 2240, Page 265, Book 808, Page 158, Book 3793, Page 0125, and an easement granted to the United States of America in Book 2240, Page 613, all in the Register's Office for Davidson County, Tennessee.

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 28 day of July, 1964

C. J. Sain

Celestine F. Sain

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared the within named C. J. Sain and wife, Celestine F. Sain

the bargainor(s), 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 28 day of July, 1964

My commission expires: Oct. 12, 1966

Notary Public

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this,, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED

From

C. J. SAIN AND WIFE,

CELESTINE F. SAIN

To

PAUL BRUCE OVERFIELD AND WIFE,

MILDRED LOIS OVERFIELD

2220 Hart Ln.

44543

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 10 25 AM '64

NOTE: BOOK 109 PAGE 432

RECORDING FEE 2.00

DEP. REG. 2

Mid-State Closing Co.
327 WEST MAIN ST.
HENDERSONVILLE, TENN. 37075

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.30

AUG 4 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 4 1964