WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3949 PAGE 65

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip C. Overby/ (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	6DA 80200
Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ---------$15,250.00---------- ---------FIFTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

_____ bargained and sold, and by these presents do transfer and convey unto the said Philip C. Overby and wife, Sara T. Overby, 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. 12 on the Plan of Valley View Meadows S/D, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 84.92 feet on the northeasterly side of Valley Ridge Drive and runs back between lines, 96.44 feet on the northwesterly line and 117.25 feet on the southeasterly line to a broken dead line on which it measures 107.21 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Howard L. Haynes and wife, Marion Haynes, et al of record in Book 3644, page 550, said Register's Office.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is improved ( ) unimproved property, known as Valley Ridge Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

In witness whereof, the said Randall Phillips Builders, Inc., has caused its corporate name to be signed by its President, attested by its Secretary, this 20th day of October, 1965.

_____

_____

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jim Glascock, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of October, 1965

My commission expires APRIL 30, 1969

Jim Glascock
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Philip C. Overby et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

02886

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 21 9 40 AM '65

NOTED: BOOK 112 PAGE 688
RECORDING FEE $ 2.00
DEP. REG. _____

DOCUMENTARY

$ 15,250

STATE TAX $ 27.50
PROBATE $ 23.38
TOTAL

OCT 21 1965

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

PAID OCT 21 1965