This Instrument was prepared by:
Grimes and Horkins, Realtors
3415 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dan E. Pearson et ux (NAME)	First & Mid South Mtg. Co. (NAME)	Map 83-7
900 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Part - 201
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4559 PAGE 888

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Dan E. Pearson and wife, Lucille P. Pearson, and other good and valuable consideration,

We, James R. Overstreet and wife, Linda F. Overstreet

have this day bargained and sold, and do hereby transfer and convey unto the said Dan E. Pearson and wife, Lucille P. Pearson, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT of land in the 11th Civil District of Davidson County, Tennessee, described as follows:
Beginning at the northwest intersection of Eastland Avenue and Riverside Drive; thence with the westerly margin of Riverside Drive northerly 75 feet to the southeast corner of the property conveyed to Oscar R. Martin and wife, of record in Book 1714, Page 77, Register's Office for said County; thence with said Martin's southern boundary line westerly 159.6 feet to the easterly right-of-way of the L. & N. Railroad; thence with the same southerly 75 feet to the northerly margin of Eastland Avenue; thence with the same easterly 154 feet to the beginning. Being the same real property conveyed to James R. Overstreet and wife, Linda F. Overstreet by Deed from Dillard M. Wilbanks and wife, Barbara A. Wilbanks of record in Book 4553, Page 626, said Register's Office.
CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 967, Page 119, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13902.53

Subscribed and sworn to before me, this the 19th day of November 19 71

Affiant

My commission expires: Nov. 20 1972 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 900 Riverside Drive (House Number) (Street) Nashville (City or Town) Tennessee 37206 P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dan E. Pearson and wife, Lucille P. Pearson, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dan E. Pearson and wife Lucille P. Pearson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 19th *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R Overstreet

Linda F. Overstreet

BOOK 4559 PAGE 888

BOOK 4559 PAGE 889

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxwell G. Horkins, Jr. *, a Notary Public in and for said County and State,* James R. Overstreet and Linda F. Overstreet

the within named 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 Nashville *Tennessee this* 19th *day of* November *, 19*71

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires Nov. 20, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

Notary Public

Commission expires .....

DEC-9- CONV 13,902.53
DEC-9- STAX A* 36.14
DEC-9- PRFEE A* .50
DEC-9- MDEED A* 4.00 * 40.64

WARRANTY DEED

FROM
James R. Overstreet et ux

TO
Dan E. Pearson et ux
900 Riverside Drive
Nashville, Tennessee

B 40780

IDENTIF. REFERENCE

Dec 9 12 44 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Return to — Grimes & Hawkins
3415 West End Ave
Nashville, Tenn
37203