This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building

BOOK 5394 PAGE 981

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Janice R. Overton	Same	81-16-360
(NAME) 7360 Caulfield Cir.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) ~~HH~~ Nashville	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE) 37221	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ($10.00) ---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged;

I, Hunter Short, Executor for the Estate of Bertha Schnell,

have bargained and sold, and by these presents do transfer and convey unto the said Janice R. Overton

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plat of McGavock and Wetmore's Addition to Nashville as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the northerly margin of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Being property vested in Hunter Short, as Executor of the Estate of Bertha Schnell, deceased, of record in Will Book 119, page 497, Probate Court, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM is a portion of the property conveyed to the State of Tennessee by deed from Bertha L. Schnell of record in Book 4173, page 172, said Register's Office, as follows:

Beginning at a point on the northerly margin of Jefferson Street, said point being the southeasterly corner of Lot No. 12 and the southwesterly corner of Lot 11 on the Plan of McGavock and Wetmore's Second Addition to Nashville of record in Book 21, page 41, said Register's Office; thence along the common line between said two tracts, North 16° 47' 15" West 17.23 feet to a point; thence South 73° 33' 39" West 28 feet to a point on a line separating the easterly 28 feet and the westerly 22 feet of said Lot No. 12; thence along said line between the easterly 28 feet and the westerly 22 feet of said Lot No. 12, South 16° 47' 15" East 17.47 feet to a point on the northerly margin of Jefferson Street; thence along the northerly margin of Jefferson Street and the southerly boundary of said Lot No. 12, South 73° 04' 28" East 28 feet to the point of beginning.

unimproved ( )
This is improved (X) property, known as 1208 Jefferson Street (House Number) (Street)
Nashville, Tennessee 37208 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 13th day of February, 1979.

HUNTER SHORT, Executor for the
Estate of Bertha Schnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 19 79.

My commission expires Feb 4, 1980 Notary Public Theresa Mitchell

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,350.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Hunter Short

Sworn to and subscribed before me this 13th day of February, 19 79.

My commission expires Feb 4, 1980 Notary Public Theresa Mitchell

This instrument was prepared by:

GRISSIM AND SHORT, Attorneys, 1400 American Trust Building, Nashville, Tennessee 37201

Name Address

2707

WARRANTY DEED

FROM HUNTER SHORT, Executor for the Estate of Bertha Schnell

TO JANICE R. OVERTON

F. 1 3 9 7 7.

IDENTIF. REFERENCE

FEB 13 2 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219