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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

Juanita Trent Overfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 79

Louise D. Stadman
Notary Public

MY COMMISSION EXPIRES: July 19, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Juanita Trent Overfield (NAME)	Mortgage Associates, Inc. (NAME)	3DZ-12070
2417 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	95-11
Nashville, Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 189

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. O'Rear and wife, Barbara H. O'Rear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Trent Overfield

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, as of record in Book 547, page 68 in the Register's Office for Davidson County, Tennesse, and being known as Lot No. I on the unrecorded Map of the Robert G. Northern Lands.

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Lots 1 and 2; thence with the margin of said Drive, south 81° 17' east 109 feet to the beginning of a curve; thence around said curve, southeasterly 39.33 feet to the west margin of McGavock Pike; thence with the margin of said pike, southerly 64. 5 feet to a point; thence north 83° 40' west 130.1 feet to the corner of Lots 1 and 21; thence with the line between said lots, north 8° 43' east 94.8 feet to the point of beginning, containing .28 acres, more or less.

Being the same property conveyed to James R. O'Rear et ux Barbara H. O'Rear by deed from Morris J. Ozment et ux Gladys R. Ozment as of record in Book 4551, page 802 in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 298 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand S this 19 day of March, 19 79

X James R. O'Rear

X Barbara H. O'Rear

STATE OF ~~TENNESSEE~~ ALASKA
~~Davidson County~~

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. O'Rear and wife, Barbara H. O'Rear

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 ANCHORAGE, ~~Nashville~~ ALASKA, Tennessee, this 14th day of MARCH 1979

Commission expires 12-22-83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES R. O'REAR and wife

BARBARA H. O'REAR

TO

JUANITA TRENT OVERFIELD

F. 20427.

IDENTIF. REFERENCE

MAR 27 11 47 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1315 [illegible] CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			4.00 WDE:D	
			CHECK	87.70-
1310A03/27/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 672818