BOOK 5491 PAGE 983

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Roy M. Overcast Jr.	Same as new owner	93-13
(NAME)	(NAME)	
1400 South Street		378
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash in hand paid by ROY M. OVERCAST JR., the receipt of which is hereby acknowledged; and for other good and valuable considerations,

GRACE H. FERGUSON, Administatrix for the Estate of M. G. Ferguson,

have bargained and sold, and by these presents do transfer and convey unto the said ROY M. OVERCAST JR.

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

Being the northerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 1, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 102-1/2 feet on the westerly side of 14th Avenue South, formerly Saffrons Street, and runs back between parallel lines with the southerly margin of an alley 50 feet to a dead line.

Being the same property conveyed to M. G. Ferguson by deed from W. Clark Willis and wife, L. G. Willis of record in Book 2281, page 373, Register's Office for Davidson County, Tennessee, the said M. G. Ferguson, having since died.

unimproved ( )
This is improved ( ) property, known as 1400 South Street
(House Number) (Street)
Nashville, Tennessee
(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 14th day of August, 19 79.

Grace H. Ferguson, Administatrix

for the Estate of M. G. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Grace H. Ferguson, Administratrix for the Estate of M. G. Ferguson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 19 79.

My commission expires 1-19-82 Notary Public

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 $ 13,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy M. Overcast Jr.

Sworn to and subscribed before me
this 14th day of August, 19 79.

My commission expires April 18, 1982 Notary Public

This instrument was prepared by:

Briley & Wrenne, Attys - 344 4th Ave. North, Nashville, Tennessee 37219

Name Address

G-255587 SP

WARRANTY DEED

FROM

TO Roy M. Overcast Jr.

F. 46157

IDENTIF. REFERENCE

AUG 14 3 25 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

FILE: PIONEER TITLE

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

RECEIVED OF _____

FOR _____

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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
			13000.00- CO	
			33.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
4070A08/14/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 6 1 5 7

IDENTIF. REFERENCE

AUG 14 3 25 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704583