FILE BOX 4

79-10-48

BOOK 5523 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP W. OVERBY ETUX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	83-4-90
2900 MCKENNELL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	15DA-38670
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP)	

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 O. ADKINS AND WIFE, MATTIE F. ADKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP W. OVERBY AND WIFE, SHIRLEY ANN OVERBY

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 Lot No. 82 on the Plan of Rosebank Park Subdivision, as of record in Book 1835, page 26, Register's Office for said County.

SAID Lot No. 82 fronts 75 feet on the northerly side of McKennell Drive and runs back 169.73 feet on the westerly line and 176.51 feet on the easterly line, to a dead line in the rear, on which it measures 103 feet.

BEING the same property conveyed to James O. Adkins and wife, Mattie F. Adkins by deed from Elm Hill Homes, Inc., of record in Book 2875, page 193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1907, page 593, Book 2041, page 35 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ( ) This is improved (X) property, known as 2900 MCKENNELL DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (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 31st day of OCTOBER, 19 79

JAMES O. ADKINS

MATTIE F. ADKINS

STATE OF TENNESSEE
Davidson County

BOOK 5523 PAGE 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES O. ADKINS AND WIFE, MATTIE F. ADKINS

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 NASHVILLE, Tennessee, this 31st day of OCTOBER 19 79

Commission expires 6/7/80

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

F. 6 1.0 9 3

WARRANTY DEED

FROM

JAMES O. ADKINS AND WIFE,

MATTIE F. ADKINS

TO

PHILLIP W. OVERBY AND WIFE,

SHIRLEY ANN OVERBY

IDENTIF. REFERENCE

Nov 1 3 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5523 PAGE 704

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
2877A11/01/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6 1 0 9 3

IDENTIF. REFERENCE

Nov 1 3 47 PM '79

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

No. 722850