This instrument was prepared by:
W. R. Baker, attorney at law,
205 North Main Street
Ashland City, Tennessee 37015

WARRANTY DEED

BOOK 5746 PAGE 114

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. James I. Overstreet (NAME)	same (NAME)	Map 70-5
2411 Stivers Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 33
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	and 35

For and in Consideration of the sum of ----------

one thousand eight hundred---------- *DOLLARS*

STATE OF TENNESSEE }
CHEATHAM COUNTY: }
Office of the Register: 4-30, 1981
I, BETTY I. ROSS, Cheatham County Register do
certify that
were re
A M., on 4-30 81
Note Book J 312
In Book No. 212 Page 166
amounts
STATE
STATE
PROBATE FEE : $ .50
RECORDING FEE : $ 9.00
TOTAL : $ 14.18
Betty J. Ross Register

we, Henry Earl Sellers and wife Nellie Louise Sellers

have bargained and sold, and by these presents do transfer and convey unto the said James I. Overstreet and wife Jessie Overstreet, and their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

part of Lot No. 13 on the map of Alpine Terrace of record in Book 421 at page 131 in the Register's office of Davidson County, and described according to a copy of a surveythereof by George W. Watkins, surveyor, dated March 25th, 1949, as follows:
beginning at a point in the westerly margin of Stivers Street 120 feet south of the southerly margin of a 15' alley which lies along the north line of Lot No. 13 and which alley was taken from the said lot 13, this said beginning point being the southeast corner of the property conveyed to Copeland by deed of record in Book 1431 at page 468 in the said Register's office; thence along Copeland's southerly line and along his line extended north 78° west 180 feet to the easterly margin of a proposed 20' alley; thence with the margin of the said alley southerly 28½ feet to a post at the northwest corner of the property conveyed to Baird by deed of record in Book 1160 at page 408 in the said Register's office; thence with Baird's north line south 65° east 175 feet to a post in the westerly margin of Stivers Street; thence with the margin of Stivers Street north 28° east seventy feet to the beginning;
being subject to a permanent easement 5' in width, the centerline of which is to begin in the right-of-way of Stivers Street where the waterline of the Metropolitan Government of Nashville & Davidson County, Tennessee, ends and is to continue along the property line formerly known as Copeland's line in a westerly direction approximately 180 feet to the easterly line of the Hubert E. Lyle Jr. property;
being the same property conveyed to H. E. Sellers (being the same person as Henry Earl Sellers) and wife Nellie Louise Sellers from B. D. Stovall and wife Martha Stovall by deed dated July 11th, 1952, and recorded at page 605 of Book 2087 in the Register's office of Davidson County, Tennessee;
(description continued on next page)

(description continued)

the northeasterly part of Lot No. 13 on the map of Alpine Terrace as of record in Book 421 at page 131 in the Register's office of Davidson County, described as follows:
beginning at the southwest corner of Stivers Street and an alley at the northeast corner of Lot No. 13; thence with the southerly margin of the said alley westwardly 118 feet to a stake; thence southeastwardly one hundred feet to a stake; thence eastwardly 66 feet to a stake in the westerly margin of Stivers Street; thence with Stivers Street northwardly 120 feet to the beginning;
being the same property conveyed to Henry Earl Sellers and wife Nellie Louise Sellers from James H. Newman and wife Era Newman by deed dated August 14th, 1954, and recorded at page 38 of Book 2296 in the said Register's office;
a permanent easement for an overflow four feet in width running from the westerly common property line of Henry E. Sellers and wife Nellie L. Sellers, and Hubert E. Lyle Jr., as recorded in the Henry E. Sellers et ux. deed of record in Book 2296 at page 38 and the Hubert E. Lyle Jr. deed of record in Book 461 at page 911, Tract No. 2, in an easterly direction not to exceed 118 feet or past the margin of the alley at the westerly side of the said Tract No. 2;
being the same easement conveyed to Henry E. Sellers (being the same person as Henry Earl Sellers) and wife Nellie L. Sellers (being the same person as Nellie Louise Sellers) by deed dated February 28th, 1973, and recorded at page 327 of Book 4684 in the said Register's office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James I. Overstreet and wife Jessie Overstreet, and their *heirs and assigns, forever.*

And we *do covenant with the said* James I. Overstreet and wife Jessie Overstreet *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.*

And we, Henry Earl Sellers and wife Nellie Louise Sellers, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James I. Overstreet and wife Jessie Overstreet, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* April, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,800.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Henry Earl Sellers
Affiant

Subscribed and sworn to before me this the 24th day of April 19 81

Notary Public

My Commission Expires 3-27-82.

Henry Earl Sellers
Nellie Louise Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the 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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, Sandra Harris, *a Notary Public in and for said County and State, the within named* Henry Earl Sellers and wife Nellie Louise Sellers

*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 Ashland City, *this* 24th *day of* April, *19* 81.

Sandra Harris, *Notary Public.*

Commission Expires 3/27/82.

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.....

WARRANTY DEED

FROM

TO

6421 51

IDENTIF. REFERENCE

MAY 18 8 28 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5746 PAGE 117

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5746 PAGE 118

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
			1800.00- CO	
			4.68 CO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	17.18-
6146405/15/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6421.51

IDENTIF. REFERENCE

MAY 18 8 28 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 822414