This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-04-0 362.00	Russell J. Overby Sara S. Smith	Dominion Bancshares Mortgage 9900 Main Street Fairfax, Va. 22031
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 37004
25W-04130	4207 Utah Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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BOW W. MARTIN and wife, GOLDIE E. MARTIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUSSELL J. OVERBY and SARA A. SMITH, husband and wife

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 82 on the Plan of West End Annex, as of record in Book 332, page 61.

Said part of said lots fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines with the easterly margin of 41st Avenue, North, formerly Sylvan Street, 163.3 feet to an alley.

Being the same property conveyed to Bow W. Martin and wife, Goldie E. Martin, by deed from G. E. Marsh and wife, Dora Marsh, as of record in Book 1046, page 615.

IDENTIF. REFERENCE

JAN 23 4 14 PM '84

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REGISTER DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1984 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In Witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17 day of January, A.D. 1984.

Bow W. Martin

Goldie E. Martin

01/23 CHELEY

3395

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bow W. Martin the bargainor(s), 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, the 17th day of January, 1984.

My commission expires: 4-20-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Goldie E. Martin the bargainor(s), 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, the 17th day of January, 1984.

My commission expires: 4-20-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$62,500.00 Amount

BW Martin

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF January 19 84

MY COMMISSION EXPIRES 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BOW W. MARTIN AND WIFE,

GOLDIE E. MARTIN

TO

RUSSELL J. OVERBY AND

SARAH A. SMITH, HUSBAND AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

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

RECEIVED OF _____

FOR _____

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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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
8395A01/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 3 7.9

T
IDENTIF. REFERENCE

JAN 23 4 14 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 8763