| Address New Owner as follows: | Send tax bills to: | Map-Parcel No: |
|---|---|---|
| Paul and Julie Miller-Overstreet<br>2815 West Linden Avenue<br>Nashville, Tennessee 37204 | FOSTER MORTGAGE CORP.<br>P.O. Box 171<br>Fort Worth, TX 76101 | 104-14-111 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES W. MARSHALL and CHERYL BARTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL OVERSTREET and wife, JULIE MILLER-OVERSTREET, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being the east 2 feet of the north part of Lot No. 30 and west 48 feet of the north part of Lot No. 31 on the Map of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots front 50 feet on the southerly side of West Linden, formerly Sunset Avenue, and run back between parallel lines, 167 feet to a dead line.
>
> Being the same property conveyed to James W. Marshall and Cheryl Barton by Warranty Deed from Gordon R. Bernard and wife, Yvonne D. Bernard, of record in Book 5649, page 363, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for real estate taxes for 1985 which have been prorated and assumed by the Grantees.

AND GRANTORS further covenant and bind themselves, their heirs, assigns and representatives to warrant and forever defend the title to said tracts of land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 20 day of August, 1985.

CHERYL BARTON AND CHERYL L. BARTON ARE ONE AND THE SAME.

James W. Marshall
JAMES W. MARSHALL

Cheryl L. Barton
CHERYL BARTON

39494

IDENTIFICATION REFERENCE

SEP 26 11 30 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. MARSHALL and CHERYL BARTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of August, 1985.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11/3/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

James W. Marshall
AFFIANT

Sworn to and subscribed before me this the 20th day of August, 1985.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11/3/88

This instrument was prepared by:

Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

Please return to:
First Title & Escrow
P.O. Box 926
Brentwood, Tennessee 37027

File Box 38

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6665 PAGE 547

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 87000.00- CAMT. | |
| | | | 226.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 232.70- | |
| | | | 0600A09/26/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39494

IDENTIFICATION REFERENCE

SEP 26 12 00 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176218