This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

Mail

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy M. Overcast, Jr. (NAME)	(NAME)	Map 105-13
204 Wilson Blvd., South (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 095
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	22W209000

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND, FIVE-HUNDRED AND NO/100--------
---------- *Dollars,*

BOOK 6993 PAGE 861

Ruth R. Ribe, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Roy M. Overcast, Jr., an unmarried man

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING the North 40 feet of the East 74 feet of Lot No. 9 on the Plan of Belmont Land Company's Plan of Lots, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 9 fronts 40 feet on the West side of Granny White Pike, or 12th Avenue South and runs back between parallel lines along the South margin of Linden Avenue, 74 feet to a dead line.

BEING the same property conveyed to Ross Ribe and wife, Ruth R. Ribe, by deed from Aubrey B. Harwell, Jr., Trustee of record in Book 5224, page 414, Register's Office for Davidson County, Tennessee, the said Ross Ribe having since died and title now vested in Ruth R. Ribe.

47418

IDENTIFICATION REFERENCE

SEP 29 3 27 PM '86

FELIX J. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Subscribed and sworn to before me this the 24th *day of* September *19* 86

My commission expires: 3/11/90 *(Affix Seal)*

Affiant Roy M. Overcast, Jr.

Notary Public Mitchell A. Watts

This is improved (X) property, known as 2301 12th Avenue South *(House Number)* *(Street)* Nashville, TN 37204 *P.O. Address:* *(City or Town)*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 24th *day of* September *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth R. Ribe

Ruth R. Ribe

8DP4 09/25 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Ruth R. Ribe

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *exetuted the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 24th *day of* September, *19* 86

Mitchell A Watts
Notary Public
Mitchell A. Watts

Commission expires 3/11/90

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 (or proved to me on the basis of satisfactory evidence), 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

RUTH R. RIBE

TO

ROY M. OVERCAST, JR.

Compliments of
Chicago Title Insurance Company
First Floor -- First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

35500.00 CAMT
99.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.90
8024A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47418

IDENTIFICATION REFERENCE

SEP 29 3 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300705