BOOK 7040 PAGE 796

Mortgagee:
Metropoleton Federal
Savings & Loan Assoc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

John L. Overstreet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 86

Cynthia L. Keller
Notary Public

MY COMMISSION EXPIRES: 3-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Overstreet (NAME)	SAME (NAME)	Map 86-3
422 Lorna Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 49 & 50
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, J & L Builders, a Partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Overstreet and wife, Minnie Overstreet,

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 Nos. 45 and 46 on the Plan of Ridgemere Subdivision, of record in Plat Book 6250, page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders, a partnership, by deed from William G. Sadler and wife, Mary Sadler, of record in Book 6859, page 701, said Register's Office.

63523

IDENTIFI REFERENCE

Nov 14 3 37 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (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 heir 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 covey 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 6th day of November, 1986

J & L Builders

By: James A. Powell
James A. Powell, Partner

By: Larry W. Powell
Larry W. Powell, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 7040 PAGE 797

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

_____

_____ (or proved to me on the basis of satisfactory evidence

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 _____

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that (he) as such _____

(they)

and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

TO

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry W. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be partners of J & L Builders, a partnership, the within named bargainor, and partnership, and they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership by themselves as partners.

Witness my hand and seal, this 7th day of November 1986.

My Commission Expires: 4/14/90

NOTARY PUBLIC DAVIDSON COUNTY

Cynthia R Lamar
Notary Public

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

RECEIVED OF _____ BOOK 7040 PAGE 798

FOR _____

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
			36000.00- CAMT,	
			100.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.30-	
			6203A11/14/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 5 2 3

IDENTIFICATION REFERENCE

Nov 14 3 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12257