Bk 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS:
Billy F. Overton	Ranier Financial Services	
(NAME)	(NAME)	
224 Barker Road	P. O. Box C - 34040	84-14-73 Ja
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Seattle, Washington 98124	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7132 PAGE 796

For and in consideration of the sum of Nineteen Thousand Six Hundred Thirty One Dollars and 08/100 DOLLARS cash in hand paid by Billy F. Overton, the Grantee herein, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by said Grantee of the payment of the principal balance of the loan secured by Deed of Trust of record in Book 5251, Page 515, Register's Office, Davidson County, Tennessee,

FRANK C. McCOOL and wife, JUDY T. McCOOL,

have bargained and sold, and by these presents do transfer and convey unto the said Billy F. Overton, a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 137 on the Plan of Walnut Grove, of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 137 fronts 112.2 feet on the westerly margin of Barker Road and extends back 366.5 feet on the northerly line and 209.0 feet on the southerly line to a dead line in the rear, measuring 199.5 feet thereon.

BEING the same property conveyed to Frank C. McCool and wife, Frances H. McCool by deed from Randy K. McCormick and wife, Sherry P. McCormick of record in Book 5251, page 513, Register's Office for Davidson County, Tennessee, the said Frances H. McCool having since quitclaimed her interest to the said Frank C. McCool by instrument of record in Book 6068, page 333, said Register's Office.

Reference to Last Registered Instrument: The within described property is the same property as referred to in the deed of trust of record in Book 5251, page 515, said Register's Office.

This conveyance is made subject to all restrictions, owner's certificate, easements, setback lines and all matters of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 224 Barker Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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 heirs 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 convey 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.

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 9th day of February, 19 87.

Judith T. McCool
JUDY T. McCOOL

Frank C. McCool
FRANK C. McCOOL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank C. McCool and wife, Judy T. McCool

the bargainor s, 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, this 9th day of February, 19 87.

My commission expires 2/5/1990 Notary Public Linda V. Bradley

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank C McCool

Sworn to and subscribed before me
this 9th day of February, 1987.

My commission expires 2/5/1990 Notary Public Linda V. Bradley

This instrument was prepared by:

Devereaux Cannon, Jr., Attorney, 344-4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

92195

FEB 10 9 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____ BOOK 7132 PAGE 798

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

4C59[illegible] 8- CANT.
136.20 CSTAX
.50 PRFEE
6.00 MISC
CHECK 136.70
0639A02/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92 I 95

IDENTIFI REFERENCE

FEB 10 9 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44059