Bot 37

BOOK 7545 PAGE 264

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mary Ellen Finks Valentino, et al. 325 Harpeth Ridge Dr. Nashville, Tn 37221	Same address as Owner	145-4-8

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Sovran Bank/Central South, Executor of the Estate of Walter B. Overton ("Grantor") has bargained and sold, and hereby transfers and conveys to Gerald Valentino, Mary Ellen Finks Valentino, William R. Golden, Patricia Finks Golden, and Elizabeth Finks Ligon, as tenants-in-common (collectively "Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibits A and B, attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the plat recorded in Book 974, pages 74 and 75, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 1334, page 316, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,250.00.

Patricia F. Golden
Affiant

Subscribed and sworn to before me this 13th day of May, 1988.

Steven L. Hunt
Notary Public
My Commission Expires: 11/12/90

30886

IDENTIFICATION REFERENCE
MAY 16 3 44 PM '88
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Executed this 13th day of May, 1988.

SOVRAN BANK/CENTRAL SOUTH, Executor
of the Estate of Walter B. Overton

By: Joe Dick

Title: Vice Pres. & T.O.

This is improved property, known as 4915 Sewanee Dr. Nashville, TN.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, STEVEN L. WEST, Notary Public, Joe Dick, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice Pres. & T.O of Sovran Bank/Central South, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 13th day of May, 1988.

Steven L. West
Notary Public

STEVEN L. WEST NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/12/91

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the map of Lealand Manor Revised Plan, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning on the westerly margin of Sewanee Road, at the common corner of lots Nos. 8 and 9; thence with the line between lots Nos. 8 and 9, westerly 616 feet to the easterly margin of lot No. 11; thence with the easterly margin of said lot, southwardly 220 feet to the common corner of Lots Nos. 9 and 10; thence with the line between said two lots, eastwardly 587.5 feet to the westerly margin of Sewanee Road; thence with the westerly margin of said Road, northwardly 250 feet to the point of beginning.

Being the same property conveyed to W. B. Overton and wife, Marvel Bass Overton by deed of record in Book 1334, page 316, Register's Office for Davidson County, Tennessee.

Encumbrances

1. 1988 taxes which are not yet due and payable.

2. All matters shown on Plat recorded in Book 974, page 74 and 75.

3. Easement(s) as set forth in instrument recorded in Book 1334, page 316. NOTE: Restrictions expired July, 1987.

EXHIBIT B

BOOK 7545 PAGE 267

LEALAND MANOR
BLOCK "A"

LEALAND MANOR BLOCK "B"

ANDERSON LAND

WHITE PIKE

GRANNY WHITE PIKE

BLOCK "B"

OVERTON LEA ROAD

SEWANEE ROAD

DAVIS PROPERTY

BEASLEY PROPERTY

RIDGEVIEW DRIVE

LEALAND MANOR 2ND ADDITION

LEALAND MANOR 3RD ADDITION

COMMISSION'S APPROVAL
Approved by the Davidson County Planning Commission by resolution under Chancery Court
Chairman
Engineer Secretary

SURVEYOR'S CERTIFICATE
I hereby certify that the plat shown hereon is correct and that approved monuments shown hereon have been placed as indicated
Name
Address

OWNER'S CERTIFICATE
I hereby certify that I am the owner and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted
Name Tennessee Realty Corporation
Address

RECORD
Recorded ... Book ... Page ... fee ...
in Register's Office of Davidson County, Tennessee

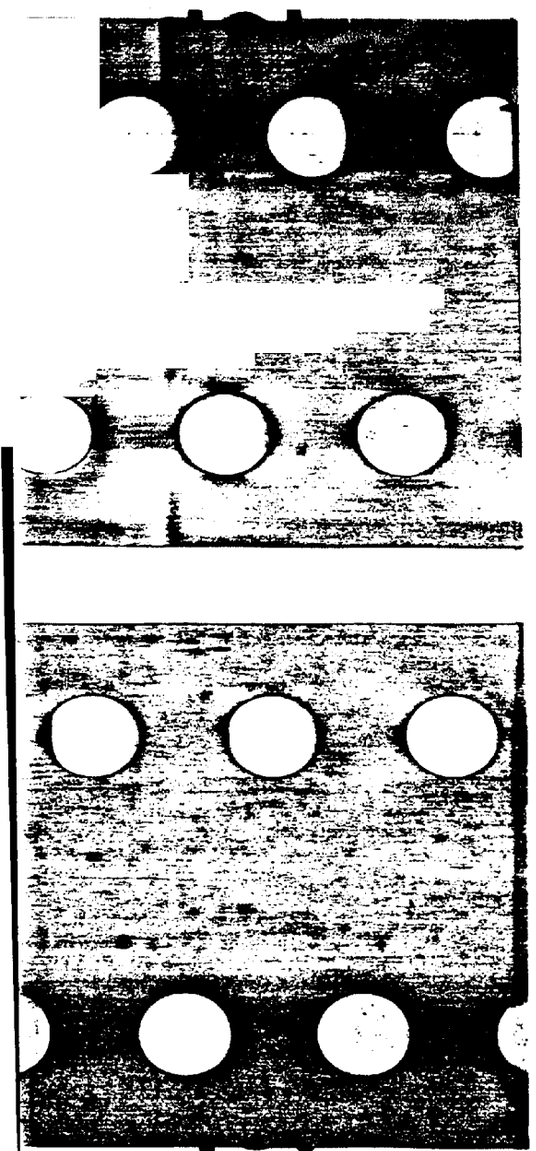
REVISED PLAT OF LOTS 8, 9, 10, 11, 12, 13 & 15, 16 AND 17 IN BLOCK B LEALAND MANOR AS RECORDED BOOK 979 PAGE 35 R.O.D.C.
SCALE 1" = 100'
A PART OF
THE OVERTON LEA ESTATE
NASHVILLE, TENNESSEE

LEWIS D. JUSTICE
SURVEYOR

Surveyed ... Scale 1" = 100'
Plotted ...

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 268

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30886

IDENTIFI REFERENCE

MAY 16 3 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91763