Box 58

BOOK 8256 PAGE 329

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Mark R Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Mark R.Burton & Sandra M.Wallace	First American National Bank	Map 83-11
(NAME)	(NAME)	
529 Sky View Drive	4894 Poplar Avenue, Third Floor	Parcel 69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Memphis, TN 38117	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Helen Naomi Smith Overton and husband, Robert T. Overton,III (heirs of A. Russell Smith and wife, Helen H. Smith)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark R. Burton and Sandra M. Wallace, both single persons as tenants with rights of survivorship

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 No. 16 on the map of Rolling Acres, of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 16 fronts 75 feet on the easterly side of Sky View Drive and runs back between lines, 153.6 feet on the northerly line and 152.5 feet on the southerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to A. Russell Smith and wife, Helen H. Smith by deed from Charles S. Nichols and wife, Mary R. Nichols of record in Book 2600, page 313, Register's Office for Davidson County, Tennessee. A. Russell Smith and Helen H. Smith both having since died leaving Helen Naomi Smith Overton as their sole heir and as such, subject property is solely vested in Helen Naomi Smith Overton.

Robert T. Overton, III joins in this conveyance to convey any and all interests he may have in the subject property.

The 1990 property taxes have been prorated and paid as of date of closing.

This conveyance is made subject to restrictions and conditions as set out in instruments of record in Book 1181, page 401 and Book 1140, page 182; and all matters as set out in instrument of record in Book 1130, page 34, Reigster's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 529 Sky View Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37206 (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 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. 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 12th day of December, 19 90

Helen Naomi Smith Overton by Don Cowan
Helen Naomi Smith Overton by Don Cowan
as Attorney in Fact

Robert T. Overton III by Don Cowan
Robert T. Overton, III by Don Cowan
as Attorney in Fact

STATE OF TENNESSEE
County of Davidson

BOOK 8256 PAGE 330

Personally appeared before me, DonCowan as Attorney in Fact for Helen Naomi Smith Overton and husband, Robert T. Overton, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 1990.

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM
Helen Naomi Smith Overton and husband, Robert T. Overton, III (heirs of A. Russell Smith and wife, Helen H. Smith)

TO
Mark R. Burton and Sandra M. Wallace both single persons

Prepared by:

79140

IDENTIF. REFERENCE

DEC 12 3 28 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

RECD 12/12 0101 CHECK 205.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 331

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

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

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	6.00
BANK	205.00
CHECK	205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/90 01 15:28 0001 8780

79140

IDENTIF. REFERENCE

DEC 12 3 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381221