THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $88,000.00.

Thu Schofield
Affiant

Subscribed and sworn to before me this 14th day of November, 1991.

Notary Public

My Commission Expires: 7/23/94

BOOK 8487 PAGE 597

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
THU SCHOFIELD 2405 12th Avenue, South Nashville, Tennessee 37204	SAME	MAP 105-13 PARCEL 128

0197 11/18 0101 03CHECK 332.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND 00/100 ($88,000.00) DOLLARS,

(a) of which TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantors herein hereby acknowledge, and

(b) of which FIFTY SIX THOUSAND EIGHT HUNDRED ONE AND 51/100 ($56,801.52) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $57,500.00, payable to Scott Clayton and secured by Deed of Trust of record in Book 7896, page 620, Register's Office for Davidson County, Tennessee, and

(c) for the balance of TWENTY ONE THOUSAND ONE HUNDRED NINETY EIGHT AND 48/100 ($21,198.48) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note Payable to Grantors with an interest rate of Nine (9.00%) percent amortized over Ten (10.0) years payable in monthly installments of $268.00, with a provision that Grantors, at their option, may declare the balance due and payable at the end of Five (5.0) years.

We, **ROY M. OVERCAST, JR. and RALPH A. DIPALMA, both unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THU SCHOFIELD, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeast part of Lot No. 13 on the plan of Belmont Land Company's Subdivision called "Belmont Heights," of record in Book 421, page 24, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of 12th Avenue, South, formerly Granny White Pike, 144.0 feet southerly from the south margin of Elmwood Avenue; thence with the westerly margin of 12th Avenue, South, southerly 50.0 feet to the common corner of Lots Nos. 13 and 14; thence with the line between said two lots, westerly 171.9 feet to the easterly margin of a private alley; thence with the easterly margin of said alley, northerly 50.0 feet; thence easterly 169.4 feet to the point of beginning.

BEING the same property conveyed to Roy M. Overcast, Jr. and Ralph

A. DiPalma, both unmarried, by deed from Scott Clayton of record in Book 7896, page 617, Register's Office for Davidson County, Tennessee.

This is improved property known as 2405 12th Avenue, South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

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

2. Matters shown on the Plan of Belmont Land Company's Subdivision called "Belmont Heights", of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 303, page 18, Register's Office for Davidson County, Tennessee.

4. That certain Deed of Trust in favor of Scott Clayton of record in Book 7896, page 620, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of November, 1991.

ROY M. OVERCAST, JR.

RALPH A. DIPALMA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY M. OVERCAST, JR. and RALPH A. DIPALMA, the bargainors, 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 this 14th day of November, 1991.

Notary Public

My Commission Expires:

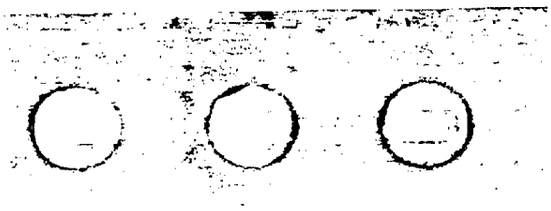
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2-23-94

NOV 18 11 19 AM '91

RECEIVED FOR REFERENCE

6.27.22



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

RECEIVED OF _____

FOR _____ BOOK 8487 PAGE 599

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 6.00
TOTAL 332.60
CHECK 332.60

11/18/91 01 11:21 0001 0197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 7.2 2.

IDENTIFICATION REFERENCE

Nov 18 11 19 AM '91

No. 477289