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WARRANTY DEED

PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES.
NO TITLE SEARCH WAS DONE:
J. K. Woodard, Attorney
175 East Main, Second Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
James Donald Spain
P.O. Box 210723
Nashville, Tenn. 37221

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer transfer is $70,000.00

Flora Ann Overstreet
AFFIANT

Sworn to and subscribed before me this 14 day of August, 1992.

Sandra Ann Stanley
NOTARY PUBLIC

My Commission Expires: 10-15-94

ADDRESS NEW OWNERS:
Tommy Overstreet et ux
168 Park Circle
Old Hickory, Tenn. 37138

SEND TAX BILLS TO:
Same

Map/Parcel
part of 53-13, Parcel 61
& 53-13 Pa. 46 & 53-12 Pa. 45

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, SANDRA LOIS SPAIN EDWARDS (now POTEETE), and JAMES DONALD SPAIN, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto TOMMY OVERSTREET and wife, FLORA ANN OVERSTREET, the Grantees, their heirs and assigns, the following land located in Davidson County, Tennessee, described as follows:

TRACT 1: Being Lot No. 1 as shown on the Final Subdivision Plan of Property of James W. Spain and wife, Grace D. Spain, as of record in Plat Book 8250, page 124, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description of said lot.

Being a part of the property conveyed to James W. Spain and wife, Grace D. Spain by Installment Deed of record in Book 1643, page 596, Register's Office of Davidson County, Tennessee. The said James W. Spain and Grace D. Spain are both deceased, James W. Spain having predeceased his wife, Grace D. Spain, and the herein described property was inherited by Sandra Lois Spain Edwards and James Donald Spain by the terms of his Last Will and Testament of record in Will Book 177, page 445, in the Probate Court Clerk's Office of Davidson County, Tennessee.

TRACT 2: Being Lots 38 and 39 in Block "A" of Subdivision Map No. 3, recorded in Book 974, page 11, of the Register's Office of Davidson County, Tennessee. Said Plat shows said lots together fronting 145.1 feet along the easterly side of Park Circle and being 143.2

feet along the northerly line and 123.5 feet along the southerly line and 116.4 feet along the easterly line, which is a broken line.

Being the same property conveyed to James W. Spain and wife, Grace D. Spain by Deed of Lewis R. Mefford and wife, Mary F. Mefford, dated October 1, 1942, of record in Book 1257, page 317, and as corrected by Deed of Correction of record in Book 1333, page 10, Register's Office of Davidson County, Tennessee. The said James W. Spain and Grace D. Spain are both deceased, James W. Spain having predeceased his wife, Grace D. Spain, and the herein described property was inherited by Sandra Lois Spain Edwards and James Donald Spain by the terms of his Last Will and Testament of record in Will Book 177, page 445, in the Probate Court Clerk's Office of Davidson County, Tennessee.

This is unimproved property known as 168 Park Circle, Old Hickory, Tenn. 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise set out, and Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 14th day of August, 1992.

37.65.8.

IDENTIFICATION REFERENCE
AUG 13 9 21 AM '92
DAVIDSON COUNTY, TN

Sandra Lois Spain Edwards (now Potete)
SANDRA LOIS SPAIN EDWARDS (now POTEETE)

James Donald Spain
JAMES DONALD SPAIN

****

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared SANDRA LOIS SPAIN EDWARDS (now POTEETE) and JAMES DONALD SPAIN, the Bargainors, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 14 day of August, 1992.

Myrtle Ann Stanley
NOTARY PUBLIC

My Commission Expires:
10-11-94

163201 03CHECK 268.00

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

RECEIVED OF _____

FOR _____

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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
			CAMT	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	268.00
			CHECK	268.00
08/19/92	01	08:23	0001	1632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7.6 5. 8.

IDENTIFICATION REFERENCE

AUG 19 8 21 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 561390