04971

IDENTIF. & REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9213 PAGE 226

94 JAN -6 PM 12:52

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Jerry W. Overstreet and Theresa F. Overstreet
114 Valeria Street
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fleet Funding
P. O. Box 100537
Florence SC 29501-0537

MAP AND PARCEL:
MAP 119-1
PARCEL 492
6DA-15408

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, Evelyn M. Hodge, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jerry W. Overstreet and wife, Theresa F. Overstreet, as tenants by the entirety, 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. 2, on the Plan of Barbara Heights, Section 1, of record in Plat Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ed Hodge and wife, Evelyn M. Hodge, by deed from Ella Frances Lewis of record in Book 5119, Page 945, Register's Office for Davidson County, Tennessee. The said Ed Hodge having since died.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to Fleet Funding, of record in Book 4493 , Page 742, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

THIS conveyance subject to such easements, setback lines of record in Plat Book 3842, Page 258, said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS"

This is improved property known as 114 Valeria Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry W. Overstreet and wife, Theresa F. Overstreet, their heirs and assigns, forever; and I, Evelyn M. Hodge, a widow do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of January, 1994.

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Evelyn M. Hodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evelyn M. Hodge, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

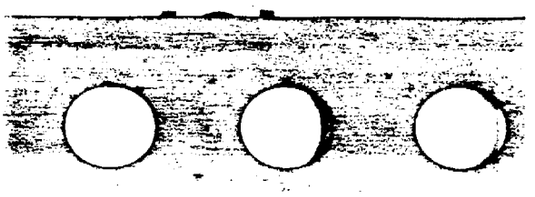
AFFIANT

Subscribed and sworn to before me this 5th day of January, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

6832 01/06 0101 03CHECK 212.50

01.073

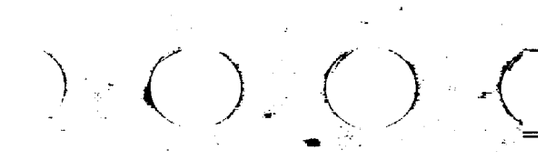


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9213 PAGE 228

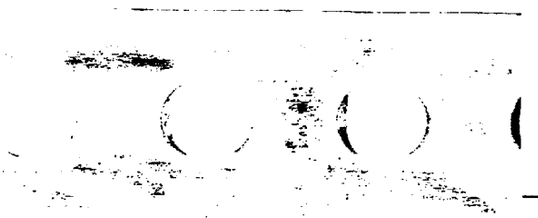


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

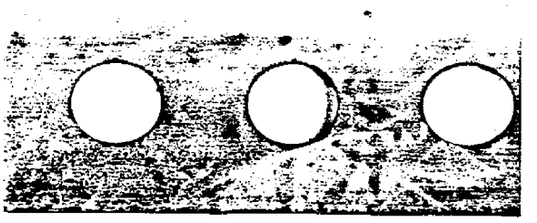
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50
01/06/94	01			12:51 0001 6832



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04971
IDENTIF. # REFERENCE

94 JAN -6 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742853