BOOK 9318 PAGE 721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Richard A Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 94

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES (AFFIX SEAL) November 19, 1994

mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RICHARD A. THOMAS	NEW OWNER	LW 02825
(NAME)	(NAME)	
301 30TH STREET		53-12-152
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138		
(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,

TOMMY A. OVERSTREET AND WIFE, FLORA G. OVERSTREET

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD A. THOMAS AND WIFE, MARIA V. THOMAS

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 IN BLOCK 17 OF THE DABBS AND ELLIOTT SUBDIVISION, A PLAT OF WHICH IS RECORDED IN BOOK 547, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 50 FEET ON THE WESTERLY SIDE OF 30TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 144 FEET TO A 10-FOOT ALLEY, THE SOUTHERLY BOUNDARY LINE OF SAID LOT RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF DABBS AVENUE.

BEING THE SAME PROPERTY CONVEYED TO TOMMY A. OVERSTREET AND WIFE, FLORA G. OVERSTREET BY DEED OF RECORD IN BOOK 3903, PAGE 398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

94 APR 21 AM 9:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

41454
IDENTIF. & REFERENCE

unimproved
This is improved X property, known as 301 30TH STREET , OLD HICKORY , TN , 37138
(House Number) (Street) (P. O. Address) (City or Town) (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 15th day of April , 19 94

TOMMY A. OVERSTREET: Tommy A. Overstreet

FLORA G. OVERSTREET: Flora G. Overstreet

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me,

TOMMY A. OVERSTREET AND WIFE, FLORA G. OVERSTREET

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 15th day of April, 19 94

Commission expires November 19, 1994

W. K. GEORGAS, JR. 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

TOMMY A. OVERSTREET AND WIFE,

FLORA G. OVERSTREET

TO

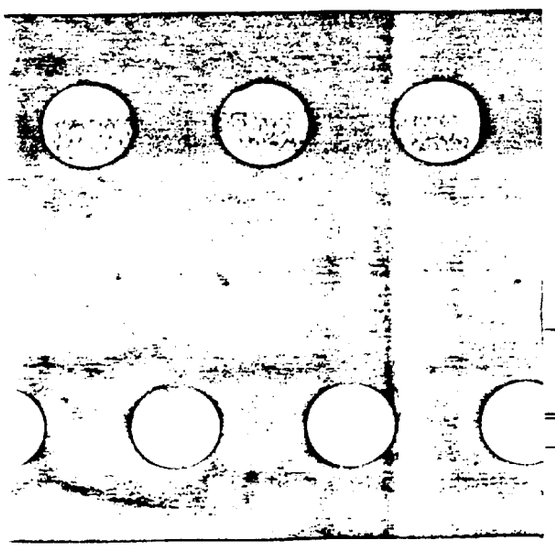
RICHARD A. THOMAS AND WIFE,

MARIA V. THOMAS

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

6625 04/21 0101 03CHECK 208.80

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



RECEIVED OF _____

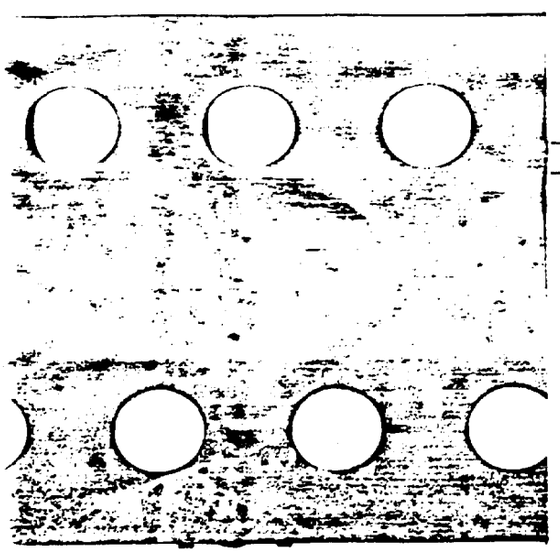
FOR _____

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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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 208.80
				CHECK 208.80

04/21/94 01 09:59 0001 6625



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41454
IDENTIF. ↑ REFERENCE

94 APR 21 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 781784