This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9735 PG 872

ADDRESS NEW OWNER:
Harry S. Overbey and Ethel W. Overbey
3800 Old Hickory Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To Owner

MORTGAGEE:

MAP AND PARCEL:

Map	53
Group	16
Parcel	57

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, **E. B. Vardell**, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Harry S. Overbey and wife, Ethel W. Overbey,** 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:

> A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:
>
> Beginning at a point in the northerly line of Old Hickory Blvd. where the same is intersected by the line of Lots 17 and 18 on above mentioned map, and running thence (1) northerly along the common line of Lots 17 and 18 a distance of 270 feet, thence (2) easterly and parallel to the north line of Old Hickory Blvd. a distance of 10 feet, thence (3) southerly and parallel to the first course a distance of 270 feet to the north line of Old Hickory Blvd. thence (4) westerly and along the north line of Old Hickory Blvd. a distance of 10 feet to the point or place of beginning.
>
> Being the same property conveyed to E. B. Vardell and wife, Eva B. Vardell by deed from W. T. Jackson and wife, Alma Jackson, dated October 2, 2039, as of record in Book 1160, page 390, Register's Office for Davidson County, Tennessee. The said Eva B. Vardell has sinced died. E. B. Vardell and Ernest Buford Vardell are one and the same person.
>
> W. W. (Bill) Brown executes this instrument on behalf of the said Ernest Buford Vardell by virtue of a written Power of Attorney, filed for record in Book 9672, page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as 3800 Old Hickory Boulevard, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record inn Plat Book 843, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to the effect, if any, of a right-of-way easement, in favor of State of Tennessee, of record in Book 4966, page 524, said Register's Office

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry S. Overbey and wife, Ethel W. Overbey, their heirs and assigns, forever; and I, E. B. Vardell, a widower, 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 19th day of July, 1995.

E. B. Vardell
By W.W.(Bill) Brown Attorney in fact.
E. B. Vardell
by, W. W. (Bill) Brown,
Attorney-In-Fact

[illegible] 210 PG

BOOK 9735 PG 874

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 19th day of July, 1995, in Mt. Juliet, Tennessee, before me personally appeared W. W. (Bill) Brown, to me known to be the person who executed the foregoing Warranty Deed in behalf of E. B. Vardell, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said E. B. Vardell, signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of July, 1995.

Patricia M. Swin
NOTARY PUBLIC

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,500.00.

Harry Overby
AFFIANT

Subscribed and sworn to before me
this 19th day of July, 1995.

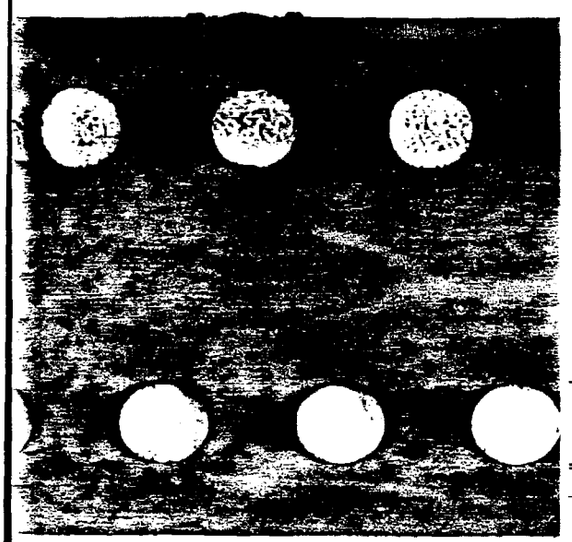
Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

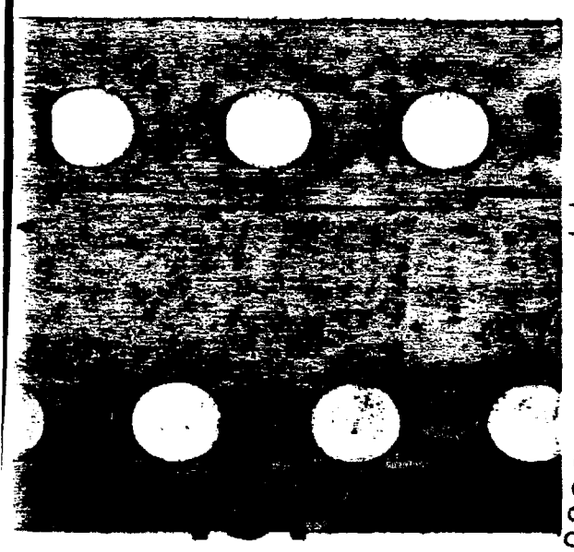
PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0080692

95 JUL 20 PM 1:27

REGISTER





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

RECEIVED OF _____

FOR _____

BOOK 9735PG875

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 53500.00
CON TX 197.95
PRFEE 1.00
WDEED 12.00
TOTAL 210.95
CHECK 210.95

07/20/95 01 13:27 0001 2949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080692
IDENTIF. & REFERENCE

95 JUL 20 PM 1:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932037