BOOK 10061 PG 388

WARRANTY DEED

FROM: Phillip W. Overby and wife, Shirley A. Overby

TO: Secretary, U. S. Department of Housing and Urban Development

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Address New Owner(s) and Send Tax Bills to:
Secretary, U. S. Department of
Housing and Urban Development
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Map and Parcel Number:
83-2-246

5432 05/24 0101 01CASH 8.00

This instrument prepared by: Leitner, Warner, Moffitt, Williams, Dooley, Carpenter & Napolitan, 2300 First American Center, Nashville, Tennessee 37238.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever, is greater, for this transfer is $ 51,550.00. (Tax Exempt)

Affiant

Subscribed and sworn to before me, this the 24th day of May, 1996.

Notary Public

My Commission Expires: 3-21-98

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledges, Phillip W. Overby and wife, Shirley A. Overby hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Secretary, U. S. Department of Housing and Urban Development hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 1 and the westerly 25 feet of Lot No. 2 on the Plan of James J. Pryor's Heirs Subdivision of Lots No. 19 & 20 in Brownsville, of record in Book 843, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip W. Overby and wife, Shirley A. Overby by deed from John D. Applegate and Grace Applegate Weekly of record in Book 6032, page 735, Register's Office for said County.

This is improved property located at 1703 Greenwood Avenue, Nashville, TN. The legal description of this property is the same as the previous conveyance, with no new survey having been done.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is free and clear of all encumbrances.

Grantor further covenants and binds themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

This delivery of this deed shall not be effective until accepted by the Grantee recorded in the Register's Office where the property is located. Upon recordation of this Warranty Deed, there shall be no merger of the lien of the Deed of Trust of record in **Book 6032, page 738, said Register's Office** in favor of Grantee and title to the property as set forth in this Warranty Deed and said lien of the Deed of Trust shall remain in full force and effect until released by Grantee by instrument of record in the Register's Office where the property is located.

IN WITNESS WHEREOF, the parties have executed this instrument as of May 15, 1996.

PICK-UP

Phillp W. Overby

Shirley A. Overby

96 MAY 24 PM 4:25
FELIX E. ILSUNI REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

0185251

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 Phillip Overby, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1996.

Notary Public

My Commission Expires:

My Commission Expires JAN. 20, 1999

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 Shirley A Overby, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1996.

Notary Public

My Commission Expires:

My Commission Expires JAN. 20, 1999

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