K 10158

This Instrument Prepared By

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED BOOK 10158 PG 560

ADDRESS NEW OWNER:
Ronnie E. Overstreet and Enitra D. Overstreet
2845 Teakwood Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 96-10
GROUP
PARCEL 77.01

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, Dale Foster Maxwell, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Ronnie E. Overstreet and wife, Enitra D. Overstreet, 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. 238 on the Plan of Cloverhill Subdivision, Section 6, of record in Book 2133, page 89, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dale Foster Maxwell, by Quitclaim Deed from Sylvia O. Maxwell of record in Book 8488, page 598, Register's Office for Davidson County, Tennessee.

This is improved property known as 2845 Teakwood Drive, Nashville, TN 37214.

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 further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie E. Overstreet and wife, Enitra D. Overstreet, their heirs and assigns, forever; and I, Dale Foster Maxwell, married, does covenant with the said Grantees that I am 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 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.

Barbara S. Maxwell, wife of Dale Foster Maxwell, hereby joins in this conveyance to transfer all her right, title, and interest in said property, marital or otherwise.

02152 31
IDENTIF. & REFERENCE

96 AUG 16 PM 12:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

K 10158

Witness our hands this the 14th day of August, 1996

BOOK 10153 PG 561

Dale Foster Maxwell

Barbara S. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dale Foster Maxwell and Barbara S. Maxwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

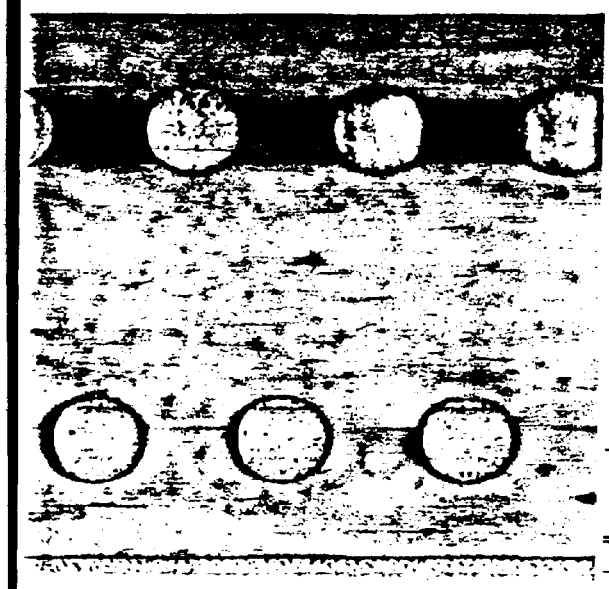
Subscribed and sworn to before me this 14th day of August, 1996.

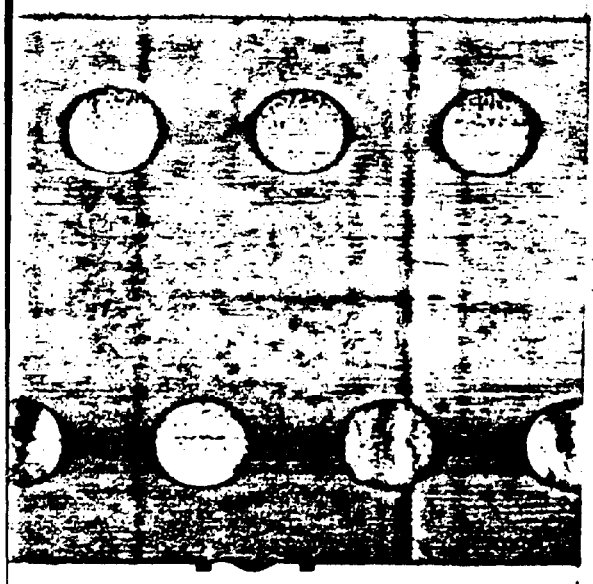
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

7804 08/16 0101 03CHECK 316.10

K 10158





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 562

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

08/16/96 01 12:48 0001 7804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021523I
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020368