BOOK 10340 PG 558

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

File Box 24

ADDRESS NEW OWNER:
Thomas H. Yeargan and Anthony W. Schumann
210 Eventide Drive
Murfreesboro, TN 37130

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 96-10
PARCEL 124
3DZ-59304

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, Billy F. Overton, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas H. Yeargan and Anthony W. Schumann, as tenants in common, 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. 271, on the Plan of Clover Hill, Section 5, of record in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Billy F. Overton, by deed from William W. Langley and wife, Linda W. Langley of record in Book 7418, Page 720, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2133, Page 88, said Register's Office.

3392 02/05 0101 03CHECK 205.84

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2902 Emery Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas H. Yeargan and Anthony W. Schumann, their heirs and assigns, forever; and I, Billy F. Overton, unmarried 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 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 4th day of February, 1997.

Billy F. Overton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy F. Overton, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of February, 1997.

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 $ 53,200.00.

AFFIANT

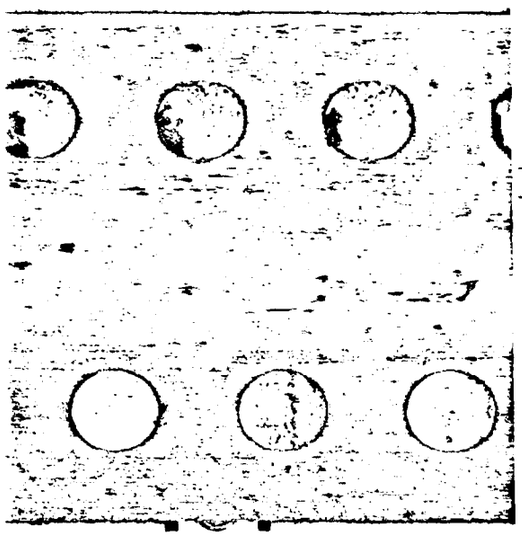
Subscribed and sworn to before me this 4th day of February, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

97 FEB -5 AM 10:45
DAVIDSON COUNTY, TN.

0270329
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 560

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 ~~53200.00~~
				CON TX 196.84
				PRFEE 1.00
				WDEED 8.00
				TOTAL 205.84
				CHECK 205.84
			02/05/97 01	10:47 0001 3392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270329 IDENTIF. # REFERENCE

97 FEB -5 AM 10:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113899