BOOK 10394 PG 126

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 80,500.00**

James R Overby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
James R. Overby	Same	Map 90-15
1034 Rodney Dr.		Parcel 59
Nashville, TN 37205		8DA-26245

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EARNEST LEE BERNARD**, EXECUTOR OF THE ESTATE OF NORMA JEAN BERNARD, IS WITH POWER AND AUTHORITY UNDER THE WILL OF NORMA JEAN BERNARD, WILL BOOK 211, PAGE 247, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. OVERBY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 279 on the Plan of Charlotte Park, Section VI, of record in Book 2900, Page 8, Register's Office for said County.

SAID Lot No. 279 fronts 74 feet on the west side of Annex Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Arthur G. Bernard and wife, Norma Jean Bernard by deed from Warner E. Sharpe and wife, Faye B. Sharpe of record in Book 3648, Page 95, Register's Office for Davidson County, Tennessee, the said Arthur G. Bernard having predeceased Norma Jean Bernard and the said Norma Jean Bernard, having since died, leaving a Last Will and Testament which ordered and authorized the Executor, Earnest Lee Bernard, to sell the said property, in Will Book 211, Page 247, Probate Court for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 2921, Page 412, said Register's Office.

The Plan of record in Book 2900, Page 8, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Annex Avenue and a 10 foot easement for public utility drainage purposes along the rear line of said lot.

The above description is the same as in the previous deed of record.

475 Annex Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE 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 GRANTEE, his 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 my hand this 25th day of March, 1997.

Earnest Lee Bernard

EARNEST LEE BERNARD - SELLER

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 **Earnest Lee Bernard**, Executor of the Estate of Norma Jean Bernard, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1997.

NOTARY PUBLIC

RICHARD A. HEDGEPETH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

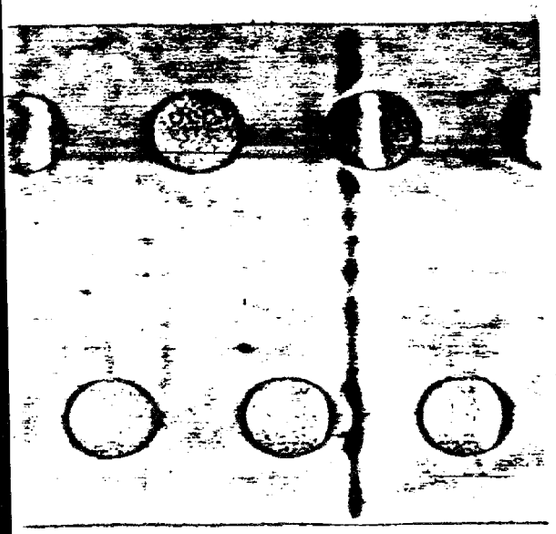
My commission expires: My Commission Expires NOV. 22, 1997

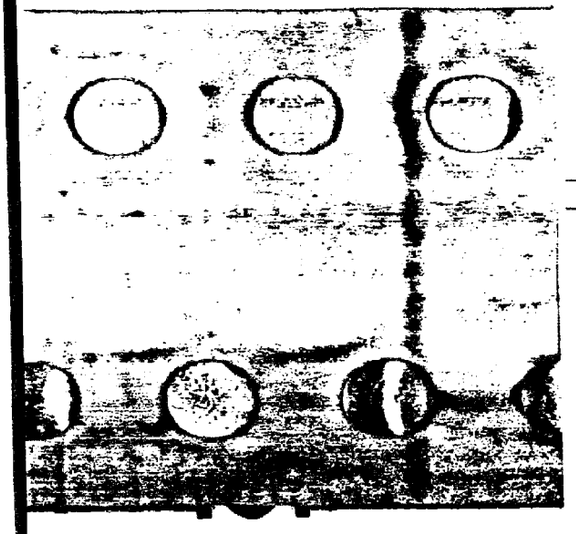
PICK-UP

97 MAR 27 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02878885





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

RECEIVED OF _____

FOR _____

BOOK 10394 PG 128

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	80500.00
CON TX	297.85
PRFEE	1.00
WDEED	8.00
TOTAL	306.85
CHECK	306.85

03/27/97 01 13:11 0001 2339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287885
IDENTIF. ↑ REFERENCE

97 MAR 27 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132624