THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 10479 PG 735

ADDRESS NEW OWNER:
Mr. Billy R. Porter
2727 Nodyne Drive
Nashville, Tn 37214

MORTGAGEE:
Old Hickory Credit Union
521 Hadley Avenue
Old Hickory, Tn 37138

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96
Group 13
FB # 61-20840-3D2

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, **Linda Faye Payne Davis, Executrix of the Estate of Ganier Elizabeth Overstreet,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Billy R. Porter,** hereinafter called the Grantee, 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. 79 on the Plan of Perry Heights as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 79 fronts 80.8 feet on the south side of Nodyne Drive and runs back 154.6 feet on the west line and 157.4 feet on the east line to a dead line in the rear on which it measures 53 feet.
>
> Being the same property conveyed to Ganier E. Overstreet, unmarried, by virtue of a deed from Burton Eugene Grubbs, as of record in Book 8791, page 455, Register's Office for Davidson County, Tennessee. The said Ganier E. Overstreet died on April 3, 1995, leaving a Last Will and Testament as of record in Will Book 197, page 306, Probate Court Clerk's Office for Davidson County, Tennessee, naming Linda Faye Payne, now Davis, as Executrix of the Estate with the express powers to convey this real property.
>
> Ganier E. Overstreet and Ganier Elizabeth Overstreet are one and the same person.

This is improved property known as 2727 Nodyne Drive, Nashville, Tennessee 37122.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2928, page 445, and easements, covenants and conditions as shown on the Plan of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of June, 1997.

Linda Faye Payne Davis, Executrix

LINDA FAYE PAYNE DAVIS,
EXECUTRIX OF THE ESTATE OF
GANIER ELIZABETH OVERSTRET

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Faye Payne Davis**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained, and, and who further acknowledged that she is the Executrix of the Estate of Ganier Elizabeth Overstreet and that she as said Executrix is authorized to execute this Warranty Deed on behalf of the Estate of Ganier Elizabeth Overstreet.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of June, 1997.

Michelle M. Cooper

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO TENN

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Billy R Porter

AFFIANT

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

Charles P. Cl

NOTARY PUBLIC

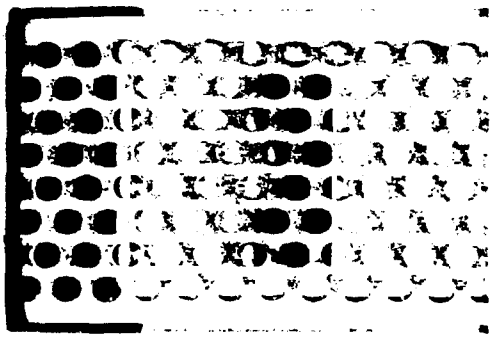
My Commission Expires: March 27, 1999

FELIX DAVIDSON COUNTY, TN. RECORDED 97 JUN -4 PM 1:55

IDENTIF. A REFERENCE 03111985

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

06/04 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 737

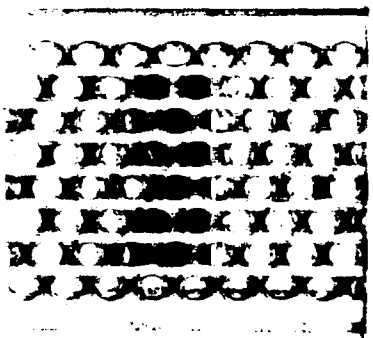
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CDN TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

06/04/97 01 14:00 0001 8776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111985

IDENTIF. & REFERENCE

97 JUN -4 PM 1:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1158701