File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BK/PG 10591/756

#14852

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ERIC D. FURR	COLUMBIA NATIONAL INCORPORATED	MAP 149-6
5020 Oakwood Forest Drive (NAME)	7142 Columbia Gateway Drive (NAME)	PARCEL 69
Antioch, Tennessee 37013 (STREET ADDRESS OR ROUTE NUMBER)	Columbia, Maryland 21046-2132 (STREET ADDRESS)	FB# 2DX8495
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GREGORY D. OVERBY AND WIFE, GINA R. CLARK OVERBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC D. FURR AND WIFE, TRACY D. FURR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 38 on the Plan of Phase One - Oakwood Subdivision, as of record in Plat Book 6900, page 935, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory D. Overby and Gina R. Clark by deed from Alan E. Devine and wife, Lisa R. Devine of record in Book 9034, page 714, said Register's Office, the said Gregory D. Overby and Gina R. Clark having since married.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7981, page 478, amended in Book 8038, page 838, corrected in Book 8313, page 17, Book 9237, page 1, amended in Book 9781, page 987; (3) Easements of record in Book 6298, page 582, Book 6269, page 197, and Book 4411, page 243; (4) Agreement of record in Book 9266, page 600; (5) Charter of record in Book 7954, page 508, corrected in Book 8013, page 624; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 935, said Register's Office.

97 SEP -3 AM 9:50
FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTITY REFERENCE
031405

unimproved ( )
This is improved (XX) property, known as 5020 Oakwood Forest Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of August, 19 97.

GREGORY D. OVERBY

Gina R. Clark Overby
GINA R. CLARK OVERBY

STATE OF TENNESSEE
COUNTY OF Williamson

BK 10591 PG 757

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY D. OVERBY AND WIFE, GINA R. CLARK OVERBY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of August, 1997.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 97.

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
GREGORY D. OVERBY AND WIFE,
GINA R. CLARK OVERBY

TO
ERIC D. FURR AND WIFE, TRACY D. FURR

3836 09/03 0101 036CHECK 449.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10591 PG 758

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
119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

09/03/97 01 09:55 0001 3836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0344051
IDENTIFICATION REFERENCE

97 SEP -3 AM 9:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1193318