WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Karen A. Kerce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Kerce (NAME)	SAME (NAME)	MAP 131-04
1601 Shackleford Road (ADDRESS)	(ADDRESS)	PARCEL 51
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Anne M. Overby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Kerce, unmarried

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 part of Lot No. 24 on the Plan of Geo. W. Clair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, described partly according to a survey made by W. B. Southgate, Surveyor, July 1929, of record in Book 843, page 5, said Register's Office, as follows:

Beginning in the center of Belmont Boulevard at a point 242 feet 6 inches south of the center line of Shackleford Road, the southwest corner of the property conveyed to T. H. McMillan by deed from William W. Randolph and wife, of record in Book 782, page 232, said Register's Office; thence with the southerly line of said McMillan property eastwardly 164 feet 6 inchs to the southeast corner of said McMillan property, continuing in the same direction 110 feet 6 inches, in all 275 feet to the center line of an alley; thence with the center line of said alley, southwardly 96 feet 7 inches to the northeast corner of the property conveyed to John W. Beasley and wife, by deed from M. Ben Hollins and wife, of record in ook 2441, page 585, said Register's Office; thence with the northerly line of said Beasley property, westwardly 275 feet to the center line of Belmont Boulevard; thence with same northwardly 96 feet 7 inches to the beginning.

Being the same property conveyed to Anne M. Overby, a single person, by deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 4200 Belmont Boulevard, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 22nd day of May 19 98

Anne M. Overby
Anne M. Overby

LEGAL DESCRIPTION CONTINUATION

from Geneva R. Stilts, a single person, being recorded simultaneously herewith.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee; and (b) all matters appearing on the plan of record in Book 421, page 118, said Register's Office

BOOK 10944 PG 922

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 Anne M. Overby, unmarried

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 19 98

Commission expires 5-27-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0441882

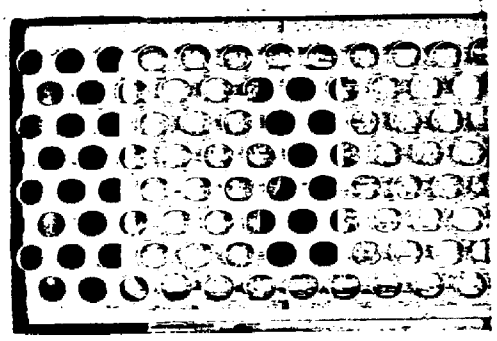
IDENTIF. & REFERENCE

98 MAY 26 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1534 05/26 0101 03CHECK 519.90



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

RECEIVED OF _____

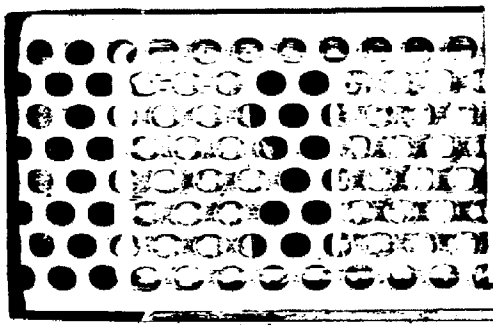
FOR _____

BOOK 10944 PG 923

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 137000.00	
			CON TX 506.90	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 519.90	
			CHECK 519.90	
05/26/98	01		14:22 0001 1534	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441882
IDENTIF. ▲ REFERENCE

98 MAY 26 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297498