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HR

BOOK 11266 PAGE 727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $82,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of December, 1998.

Notary Public
My Commission Expires: 2/13/

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 DEC 28 AM 11:16
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0529068
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
Keith A. Overstreet
2100 Billingsham Court
Mount Juliet, TN 37122

SEND TAX BILL TO:
SAME

Map:53-03
Parcel: 072

WARRANTY DEED

4610 12/28 0101 03SHEEN 320.25

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael John A. King, unmarried, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Keith A. Overstreet and wife, Karen G. Overstreet, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1206 Overton Street Old Hickory, TN 37138.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) City and/or County taxes for the year 1999 and subsequent year, a lien not yet due or payable.

2) Plan of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 December, 1998.

GRANTOR:

Michael John A. King by Jon Hasenfuss as Attorney in fact.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon Hasenfuss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in fact for Michael John A. King, the within named bargainor, and that he as such Attorney in fact executed the foregoing instrument for the purposes therein contained, by signing the name of Michael John A. King by himself as such Attorney in fact.

WITNESS MY HAND AND SEAL, at office in Nashville, TN, this 22nd day of December, 1998.

Notary Public

My Commission Expires: 3/20/01.

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

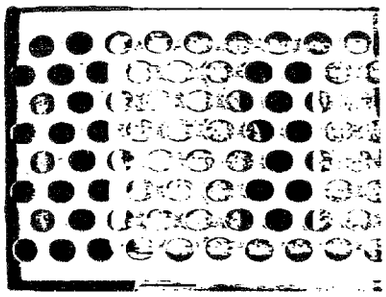
Land in Davidson County, Tennessee, being Lot Number 27, Section "B", Village of Old Hickory, as shown on the plan of record in Book 1424, page 67, said Register's Office, fronting 54.0 feet on Overton Street, containing 0.11 acres, more or less, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot Number 27 fronts 54 feet on the westerly side of Overton Street and extends back 87.9 feet on the northerly line and 87.8 feet on the southerly line to a dead line measuring 54 feet thereon.

Being the same property conveyed to Michael John A. King, unmarried by deed from Jimmy A. Wells and wife, Melissa Ann Hudson Wells of record in Book 7712, page 107, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11266 PAGE 730

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

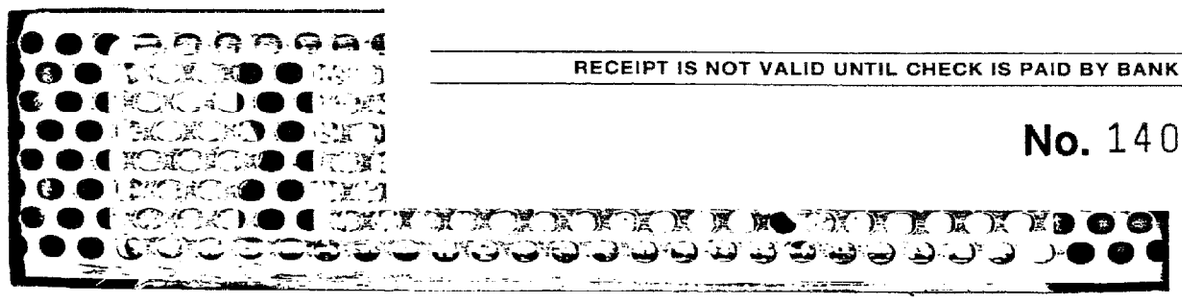
CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	320.25
CHECK	320.25

12/28/98 01 11:13 0001 4610

0529068
IDENTIF. ↑ REFERENCE

98 DEC 28 AM 11:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406132