THIS INSTRUMENT PREPARED BY:
DAVID YOUNG PARKER, P.C., ATTORNEY
P.O. BOX 190616
NASHVILLE, TENN. 37219-0616

WARRANTY DEED

Address New Owner(s) as follows: William Forrest Bailey and wife, Brenda Ruth Bailey, 1845 Welcome Lane, Nashville, Tennessee 37216.

Name and Address of the person or entity responsible for payment of real property taxes: Same

Map and Parcel No. 72-12, Par. 267 , Field Book No. 150260810 .

For and in consideration of the sum of Fifty-Six Thousand and No/100 ($56,000) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowleged, I, Henry Eugene Overby, Jr., Administrator of the Estate of and son and sole heir of Gladys Pearcy Overby, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto William Forrest Bailey and wife, Brenda Ruth Bailey their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on EXHIBIT A attached hereto and made a part hereof.

This is improved property known as 1931 Upland Drive Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, William Forrest Bailey and wife Brenda Ruth Bailey, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind hemself, his heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs, and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of February, 1999.

HENRY EUGENE OVERBY, JR. ADMINISTRATOR
OF THE ESTATE OF AND SON AND SOLE HEIR
OF GLADYS PEARCY OVERBY, DECEASED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry Eugene Overby, Jr., Administrator of the Estate of and Son and Sole Heir of Gladys Pearcy Overby, Deceased , the bargainor,with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of February, 1999.

NOTARY PUBLIC AT LARGE

My Commission Expires: November 27, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Tha actual consideration or value, whichever is greater, for this transfer is $ 56,000.

AFFIANT

Subscribed and sworn to before me this 10 day of February, 1999.

NOTARY PUBLIC AT LARGE

My Commision Expires: November 27, 1999

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

DAVID YOUNG PARKER, P.C.
P.O. BOX 190616
NASHVILLE, TENNESSEE 37219-0616

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for said County.

Said Lot. No. 165 fronts 80 feet on the northwesterly side of Upland Drive and extends back between lines 150 feet to a dead line.

Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office for said county shows an owner's certificate, certain notes, easements and setback lines, to all of which this conveyance is made subject.

Being the same property conveyed to Henry Eugene Overby and wife, Gladys Pearcy Overby by Quitclaim Deed from Ben West, Trustee, of record in Book 4473, page 504, Register's Office for Davidson County, Tennessee, the said Henry Eugene Overby and wife Gladys Pearcy Overby having since died intestate. Henry Eugene Overby died on August 2, 1984 and Gladys Pearcy Overby died on April 25, 1998, her estate being administered in the Probate Court for Davidson County, Tennessee under Docket No. 98P1268, Henry Eugene Overby, Jr. being the Administrator of her estate and her son and sole heir.

054845 0452
IDENTIF. ↑ REFERENCE
99FEB 11 PM 3:50
METRO GOVERNMENT REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
5259 02/11 0101 03CHECK 222.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11338 PAGE 609

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

0.00

CONT

0548452

IDENTIF. & REFERENCE

99FEB 11 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00
CAMT 56000.00
CON TX 207.20
~~FFEE 1.00~~
~~WDEED 12.00~~
CFEE 2.00
MTA 0.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424532

CHECK 222.20

02/11/99 01 15:51 0001 5259