0564331

IDENTIF. & REFERENCE

99 MAR 22 PM 3:33

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

x Lois Melton Overfield

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF MARCH, 1999.

Diana Handley Evans

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOIS MELTON OVERFIELD 2403 MERRY OAKS DRIVE NASHVILLE, TN 37214	Suntrust Bank 201 4th Ave. N. 7th Floor Nashville, TN 37219	MAP 95-11 PARCEL 169

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, I,

MARY STEWART, ALSO KNOWN OF RECORD AS MILDRED D. STEWART, WIDOW, BY AND THROUGH HENRY LELAND STEWART, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOIS MELTON OVERFIELD

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 LOT NO. 55 ON THE PLAN OF MERRY OAKS, SECTION II, AS OF RECORD IN BOOK–2133, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 55 FRONTS 147.7 FEET ON THE SOUTHWESTERLY SIDE OF MERRY OAKS DRIVE AND RUNS BACK 158.5 FEET ON THE SOUTHEASTERLY LINE AND 119.9 FEET ON THE WESTERLY LINE, TO A DEAD LINE MEASURING 81.7 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO RAY STEWART AND WIFE, MARY STEWART BY DEED FROM EARL R. DUNCAN AND WIFE, MARY K. DUNCAN, DATED MAY 7, 1970, OF RECORD IN BOOK 4417, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RAY STEWART HAS SINCE DECEASED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1999 TAXES AND SUBSEQUENT YEARS.
2) PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 2133, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 40 FT. MINIMUM BUILDING SETBACK LINE ALONG FRONT OF PROPERTY AND A 10 FT. EASEMENT FOR UTILITIES ALONG REAR AND WESTERLY SIDES OF PROPERTY.
3) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 2096, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 2403 MERRY OAKS DRIVE, NASHVILLE, TN 37214
(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(s) this 18th day of MARCH, 1999.

Mary Stewart, A/K/A/ Mildred D. Stewart by

Leland Stewart attorney in fact

MARY STEWART, A/K/A/ MILDRED D. STEWART, BY
HENRY LELAND STEWART ATTORNEY IN FACT

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 HENRY LELAND STEWART, Attorney-in-Fact for MARY STEWART AKA MILDRED D. STEWART, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of MARY STEWART AKA MILDRED D. STEWART for the purposes therein contained.

WITNESS my hand and official seal this 16 day of MARCH, 1999.

C. Jones Perry, Jr.
NOTARY PUBLIC

My Commission Expires:
4/13/99

C. JONES PERRY, JR.
Notary Public, State of New York
No. 60-4888655
Qualified in Westchester County
Commission Expires April 13, 1999

STATE OF NEW YORK NOTARY PUBLIC C. JONES PERRY

03/22 0101 02CHECK 362.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11394 PG. 836

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

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99 MAR 22 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

03/22/99 01 15:33 0001 1995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441092