10-B

BOX 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Luther J Perrin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH 1998.

Deborah S. Cohen
Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

BOOK 11399 PG. 379

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUTHER J. PERRIN, ET UX	FIRST AMERICAN NATIONAL BANK	132-01-024
(NAME) 4031 LEALAND LANE	(NAME) P.O. BOX 1193	
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS) JACKSON, MS 39215-1193	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, WE, **MELBOURN D. OVERTON, JR. AND WIFE, NANCY A. OVERTON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUTHER J. PERRIN AND WIFE, GAYLE H. PERRIN** , 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. 200 on the Map of Rolling Meadows, of record in Deed Book 1424, pages 98 and 99, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Lealand Lane at the corner of Lots Nos. 199 and 200; thence with the line between said lots, westerly 150 feet to a point in the easterly line of the Park View Subdivision shown on said plan; thence with the line of the same, northerly 118.9 feet to a concrete monument; thence westerly 21 feet to an iron pin; thence northerly 178.9 feet to a concrete monument in the south margin of Woodvale Avenue; thence with the margin of the same easterly 37 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 43.3 feet to a concrete monument in the westerly margin of Lealand Lane; thence with the margin of the same southerly around a slight curve, 240 feet to the point of beginning.

Included in the above described tract but specifically excluded therefrom is a certain tract of land conveyed to J. Ross Cheshire, Jr. et ux by deed of record in Book 2097, page 207, Register's Office of said County, described as follows: BEGINNING at an iron pin in the easterly line of Lot No. 64 of the Parkview Subdivision as of record in Book 547, page 173, Register's Office, Davidson County, Tennessee, at the common corner of Lots Nos. 199 and 200 of said Rolling Meadows Subdivision; thence with the easterly line of said Parkview Subdivision northerly 56 feet more or less to an iron pin; thence southeastwardly 48 feet more or less to an iron pin in the line between said Lots Nos. 199 and 200; thence westwardly along the line between said Lots Nos. 199 and 200 to the point of beginning.

Being the same property conveyed to Melbourn D. Overton, Jr. from Nancy A. Scarlett and Melvin G. Scarlett by deed of record in Book 8468, page 762, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Nancy A. Overton by deed creating a tenancy by the entireties between Melbourn D. Overton, Jr. and Nancy A. Overton of record in Book 8468, page 765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 1628, page 621 and in Book 1713, page 420, said Register's Office; the Plan of record in Book 1424, pages 98 and 99, and sewer easement of record in Book 4231, page 640, said Register's Office. This conveyance is also subject to any other easements, restrictions or conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 4031 LEALAND LANE, NASHVILLE, TN 37204
(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 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 our hand(s) this 24th day of March, 1999.

MELBOURN D. OVERTON, JR.

NANCY A. OVERTON

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 **Melbourn D. Overton, Jr. and Nancy A. Overton,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE , Tennessee this 24th day of March, 1999.

Commission expires: 11-27-99.

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

99 MAR 25 AM 10:11

0565473

RECORDED FOR REFERENCE

DAVIDSON COUNTY TENN.

RECORDED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY			MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	BOOK 11399	PG 381	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

0565473

IDENTIFICATION REFERENCE

99 MAR 25 AM 10:11

CAMT
224000.00
CON TX 828.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 839.80
CHECK 839.80
03/25/99 01 10:10 0001 3220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442300