BOOK 11655 PAGE 905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00.

Justin P. Gilbreth
Affiant

Sworn to and subscribed before me the undersigned, a Notary Public this 3rd day of September, 1999.

TRACEY TRAUGHBER WILLIAMSON COUNTY, TENN.

Tracey Traughber
Notary Public

My Commission Expires: 3/23/02

0634093

INSTRUMENT #

99 SEP -9 AM 11:55

REGISTER
WILLIAMSON COUNTY, TN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Justin Patrick Gilbreth
319 Cedarcreek Drive
Nashville, TN 37211

0577 09/09 0101 03CHECK 220.05

SEND TAX BILLS TO:
SouthEastern Mortgage of Tennessee, Inc.
115 29th Avenue South
Nashville, TN 37212

MAP-PARCEL NUMBERS:
173-01-221

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Calvin Neil Overstreet, unmarried** hereinafter referred to as Grantor, hereby transfers and conveys to **Justin Patrick Gilbreth, unmarried** hereinafter referred to as Grantee, his 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. 26-A on the Plan of Zone Lot Division of Lots 25 and 26, Monte Carlo, Section V of record in Book 6900, page 130, Register's Office for said County.

Said Lot No. 26 A fronts 39-89 feet on the northwesterly margin of Cedarcreek Drive and extends back 124.43 feet ont he southwesterly line and 124.33 feet on the northeasterly line to a line in the rear measuring 39.80 feet thereon.

Being the same property conveyed to Calvin Neil Overstreet, unmarried, by deed from Security Federal Savings and Loan Association of Nashville of record in Book 7304, page 56, Regsiter's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 319 Cedarcreek Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 3rd day of September, 1999.

Calvin Neil Overstreet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Neil Overstreet, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC A LAW WILLIAMSON

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11655 PAGE 907

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

0634093

INSTRUMENT # REFERENCE

99 SEP -9 AM 11:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT	56500.00
CON TX	209.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	220.05
CHECK	220.05

09/09/99 01 11:57 0001 6577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514577