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 $59,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Karen G. Overstreet
Affiant

Sworn to and subscribed before me this 20th day of October, 1999.

Notary Public
My Commission Expires: 3/24/01

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

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

SEND TAX BILL TO:
SAME

Map: 44-11
Parcel: 121

99 OCT 21 PM 2:32

06489920

WARRANTY DEED

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, Ronald G. Rains and wife, Jane G. Rains, 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 509 Lawrence Avenue, Old Hickory, TN 37071.

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. County taxes for the year 2000 and subsequent years, A lien not yet due or payable.

2. Plan of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

3. Survey and Plat sets out a 15 foot Public Utility and Drainage Easement along rear lot line.

10/21 0101 CHECK 235.15

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 20th day of October, 1999.

GRANTOR:

Ronald G. Rains

Jane G. Rains

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ronald G. Rains and Jane G. Rains, the within named bargainor, 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, at office, this 20th day of October, 1999.

Notary Public

My Commission Expires: 3/24/01

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

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 64 of Section "A" on the Plan of the Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lawrence Street at the corner of Lot Nos 63 and 64; thence with the line between said lots, eastwardly 88.8 feet to the corner of Lot Nos. 58, 59, 63, and 64; thence with the line between Lot Nos. 59 and 64, southwardly 63.7 feet to the northerly margin of Sixth Street; thence with the northerly margin of said Street, westwardly 78 feet to the beginning of a curve; thence around said curve with a radius of 10 feet, northwestwardly 15.7 feet to the easterly margin of Lawrence Street; thence with the easterly margin of said Street, northwardly 54.6 feet to the beginning.

Being the same property conveyed to Ronald G. Rains and wife, Jane G. Rains by deed from Harlin F. Potts, of record in Book 6700, page 546, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11712 PAGE 394

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

064:8920

FLORENCE

99 OCT 21 PM 2:32

REGISTER
DAV. CO., TN.

CAMT	59500.00
MOR TX	220.15
ERR	CO
MOR TX	220.15-
CON TX	220.15
PRFEE	1.00
MISC	12.00
ERR	CO
MISC	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	235.15
CHECK	235.15

10/21/99 01 14:35 0001 2332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530129