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WARRANTY DEED

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27 1999

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TCB-AUT-99-3494

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027

1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu (NAME)	Not Applicable (NAME)	145-4-33
1107 Overton Lea Road (ADDRESS)	(NAME)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND 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, Ray L. Dubuisson and wife, Ida M. Dubuisson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Bilyeu

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey by William A. Pitts, Surveyour, Feburary 1, 1947, as follows:

Beginning on the southerly margin of Overton Lea Road, at the northeast corner of the property conveyed to Walton S. Stamps and wife, by deed from F. H. McNeill, Jr., Executor and Trustee of record in Book 1912, page 28, Register's Office for said County, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 10 degrees 04 minutes West 468.4 feet to the margin of Ridgeview Drive; thence with same, eastwardly 164.04 feet to the corner of Lots No. 3 adn 4; thence with the line between said two lots, North 11 degrees 51 minutes East 479.7 feet to the southerly margin of Overton Lea Road; thence with same, westwardly 180 feet to the beginning.

Being the same property conveyed to R. L. Dubuisson and wife, Ida M. Dubuisson by deed from J. H. Burns and wife, Hazel M. Burns or record in Book 3761, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3761, page 273, and amended in Book 1972, page 216, and Book 1081, page 643, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1107 Overton Lea Road, Nashville, Tennessee 37220
(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 our hand s this 5th day of November, 1999

Ray L. Dubuisson

Ida M. Dubuisson

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
510.00 1502.00
RECEIPT #101
FEE #
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.
99 NOV 24 PM 2:26
0660963

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray D. Dubuisson and wife, Ida M. Dubuisson

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 Brentwood Tennessee, this 5th day of November, 1999

Commission expires

ALYSON M. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

X

LEGAL DESCRIPTION CONTINUATION

Map and Parcel # 145-4-33

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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0660963

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	410000.00
CON TX	1517.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1532.00
CHECK	1532.00

11/24/99 01 14:29 0001 5105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542737